



Beautifully presented period property in town

41A High Street, Malmesbury, Wiltshire, SN16 9ZZ

Freehold



Commercial: Reception • 2 offices • Store room • Kitchen • W/C • Meeting room • Cellar • Warehouse

Residential: Sitting room • Kitchen/dining room • Parking • 2 bedrooms • Bathroom • Patio area • Workshop

Description

A unique opportunity to acquire a part commercial part residential property, which dates back to 1902. The ground floor is immaculate and separated into office and storage space. On the first and second floors is a fantastic double storey maisonette benefiting from ample natural light and beautiful period features. Outside there is a courtyard garden with brick-built workshop, side access and parking for multiple cars. The property is located in the centre of this thriving market town. Full planning permission has been granted for a loft conversion to create two further bedrooms and bathroom with three dormer windows to provide far reaching countryside views.

Situation

Malmesbury town offers an excellent range of everyday facilities including Waitrose. There are a number of well regarded pubs and restaurants. Other local centres include Tetbury, Cirencester and Chippenham whilst more specialist shops in Bath and Bristol. The area is reputed for its choice of highly regarded schools which includes established private schools such as Westonbirt, Beaudesert Park, Rosehill, St Marys Calne, Marlborough College and those in Bath and

Cheltenham. Recreational and Sporting facilities in the area include Racing at Cheltenham, Bath and Chepstow, Polo at Cirencester Park and Westonbirt, Eventing at Badminton and Gatcombe, Golf at Castle Coombe, Chippenham, Bowood, Westonbirt and Cirencester and water sports at The Cotswold Water Park. The property is also well placed for the commuter being accessible to both Junctions 16 and 17 of the M4 which provides fast access to the East and West. There are regular main line train services from Kemble, Chippenham and Swindon to London Paddington taking just over 60 minutes.

Local Authority

Wiltshire Council.

Services

All mains services are connected.

Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment with Savills.





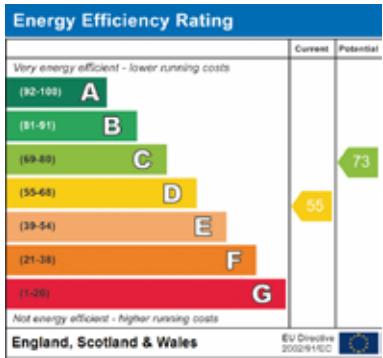
41A High Street, Malmesbury, Wiltshire, SN16 9ZZ
Approximate Area 322.1 sq m / 3467 sq ft
Cellar 28.4 sq m / 306 sq ft
Workshop 15.3 sq m / 165 sq ft
Total 365.8 sq m / 3938 sq ft
Including Limited Use Area 9.2 sq m / 99 sq ft



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