

# St Johns Street

Malmesbury



**LOCKSTONES**  
ESTATE AGENTS



8 St Johns Street  
Malmesbury

Guide Price: £295,000

*Charming 17th Century Period Cottage ~ Two Bedrooms ~ Lounge With Fireplace  
Character Features ~ Enclosed Rear Garden ~ Loft Room ~  
Garden Office/Summerhouse ~  
Grade II Listed*

Lockstones is proud to present 8 St Johns Street; a charming 17th Century cottage which historically was the renown local sweet shop, close to Malmesbury's vibrant town centre.

Located on a no-through road close to the High Street, the cottage features charm and character throughout, from the wooden floorboards and exposed beamwork, to the feature stone fireplace and wall alcoves.

To the ground floor is the lounge with stone fireplace and kitchen breakfast room. Taking the solid wooden stairs to the first floor are two bedrooms and the family bathroom. A useful loft room is accessed off the landing.

Externally, the property benefits from an enclosed rear garden predominantly laid to lawn with patio area and situated at the rear of the garden is a summerhouse/office.



### Living Room

17'7 x 11'7 (5.3m x 3.5m)

Wooden entrance door to front. Window to front. Wall light points. Open fire with inset wood burning stove, stone hearth and stone surround. Wood-effect laminate flooring. Radiator. Alcove storage. Access to under stairs cupboard. Solid wood stairs to first floor. Door to:

### Kitchen

11'3 x 10' (3.4m x 3m)

Double glazed window and door to rear. Matching range of wall and base units with solid wood worktops over. Inset ceramic sink with mixer tap and tiled splashbacks. Integrated oven and induction hob with stainless steel extractor over. Tiled flooring. Wall mounted combination boiler. Radiator.

### First Floor

#### Landing

Access to loft space boarded and insulated with power and light. Radiator. Doors to:

### Bedroom One

11'3 x 10' (3.4m x 3m)

Double glazed window to rear. Radiator.





**Bedroom Two**  
**10'3 x 6'11 (3.1m x 2.1m)**

Window to front. Exposed original floorboards. Down lighters. Exposed beams. Radiator.

**Family bathroom**

Obscured internal window to side. Low-level WC. Pan-elled bath with shower over and shower screen. Vanity wash hand basin with mixer tap and inset storage unit. Tiling to principal areas. Extractor fan. Chrome heated towel rail.

**Externally**

Enclosed rear garden predominantly laid to lawn with mature tree and shrub borders. Steps lead to work-from-home office/garden room. Garden wood store.

**Further Information**

Council Tax: Wiltshire band C

**Malmesbury**

*The market town of Malmesbury sits on the highly desirable Gloucestershire/ Wiltshire borders, just 12 miles from Cirencester, "the capital of the Cotswolds." Reputed to be England's oldest borough and dating from around 880 AD, Malmesbury has a good selection of shops, boutiques, everyday convenience stores, restaurants and pubs including a Waitrose and Aldi store. The town also offers a regular farmers market, a library, museum, leisure centre with pool, two primary schools and a "High Performing Academy" secondary school (OFSTED rated "Outstanding") For commuters, the M4 is only 5 miles and train access with direct routes to London Paddington are via Kemble (6 miles), Chippenham (9 miles) and Swindon (11 miles).*





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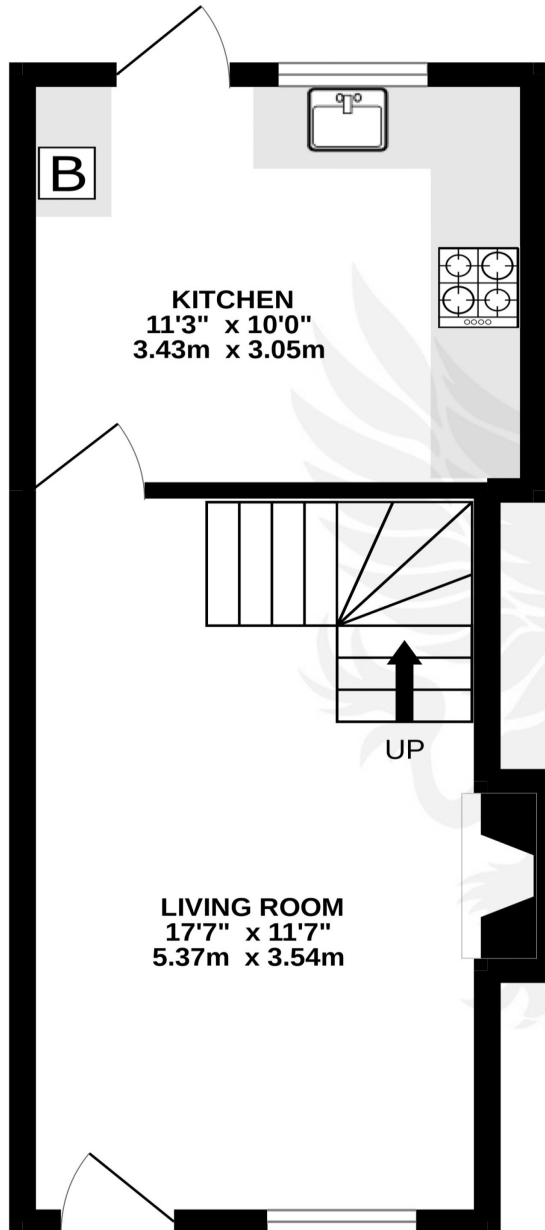
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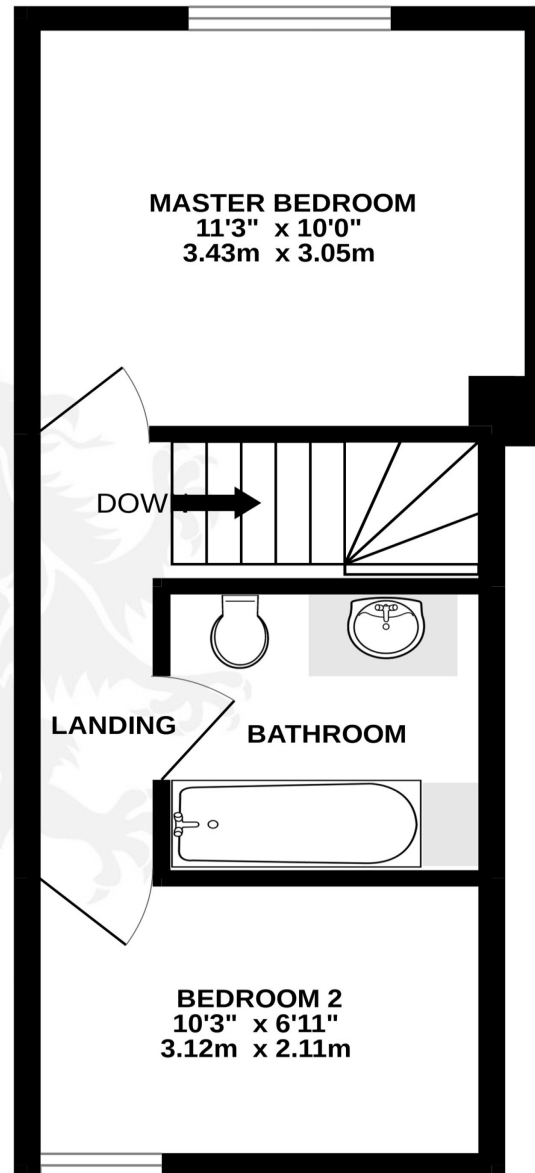
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**GROUND FLOOR**  
293 sq.ft. (27.2 sq.m.) approx.



**1ST FLOOR**  
291 sq.ft. (27.1 sq.m.) approx.



**TOTAL FLOOR AREA : 584 sq.ft. (54.3 sq.m.) approx.**

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