

WOODMARSH HOUSE

— MALMESBURY —



WOODMARSH HOUSE, MALMESBURY, SN16 0EJ

Reception Hall • Drawing Room • Dining Room • Kitchen/ Breakfast room
Garden room • Study • Utility • Media room • Games room/ Storage
Attic studio • 5 bedrooms • 4 bathrooms • Terraces • Garden
Summer House • Pond • Hot tub • Double garage • Gated driveway

A stunning Townhouse on the outskirts of a beautiful market town

Description

Woodmarsh House is a sensational and substantial townhouse located on the outskirts of the vibrant market town of Malmesbury. Generous living spaces, cosy corners and bright and light rooms make this a wonderful family home which lends itself superbly to everyday living and equally to entertaining family and friends.

The entrance hall sets the tone to a welcoming and stunning home with an abundance of character and charm throughout. The dining room with wood burner and drawing room with open fireplace, both with impressive bay windows, overlook the pretty terraced garden and are superb rooms in which to relax and host. Careful thought has

been put into creating comfortable spaces with fabulous wood floors and beautiful period features.

The flagstone hallway leads through to the study which works perfectly as a home office. The wood burner makes this a cosy room in the winter and it is a cool room in the warmer months.

The kitchen/ breakfast room is clearly the heart of the house and a fabulous place to put the world to rights over morning coffee or whilst cooking up a feast. The Parlour Farm kitchen is well equipped with excellent discreet storage and plenty of work top space. The kitchen opens on the garden room which is bathed in natural light

and is a perfect extension of the kitchen/ dining space.

The lower ground floor comprises a media room and a games room which is currently used for additional storage. The utility room is also on the lower ground floor and is superbly equipped to keep the family laundry at bay!

The first floor comprises five beautifully designed bedrooms, two of which are en suite, and two further bath/ shower rooms. All the rooms are bright and light and offer ample discreet storage.

The second floor comprises a bedroom with dressing room and attic space which is currently used as an artist studio

with a wash basin. The attic is a wonderful bright space and could be converted into further accommodation subject to obtaining any necessary consents.

Outside the front garden has been wonderfully landscaped with a feature pond, hot tub and a stunning timber open-fronted summer house with heating, wifi and lighting connected. This makes for a magical outdoor haven. The rear garden is predominantly laid to lawn with herbaceous borders and fruit trees and the green house come in handy for the garden enthusiast!

The double garage offers secure private parking alongside the gated gravel driveway.

Location

Woodmarsh House is located on the outskirts of the stunning market town of Malmesbury, home to a superb selection of lovely boutiques, antique stores and cafes. The town offers everyday shopping facilities including a well-stocked Waitrose, whilst more extensive shopping can be found in the larger towns of Bath and Bristol.

The nearby bustling town of Tetbury also offers local everyday amenities with a Tesco supermarket on edge of town and an open market under The Market House.

Known as the 'Capital of The Cotswolds', Cirencester a few miles north, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafes and twice weekly markets.

The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Malmesbury Church Of England School, Westonbirt, Beadesert Park, Pinewood, St Mary's and St Margaret's to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Westonbirt and Minchinhampton; bridle paths are plentiful, and the Beaufort Polo Club is just a short drive away; sailing and water sports can be enjoyed at The Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London via the M4 and M5 motorways and well-connected direct train services from Chippenham.



*Tetbury 6 miles
M4 (J16) 12 miles
Chippenham Station
(London Paddington 70 mins) 9 miles
Cirencester 12 miles
Bath 24 miles*

All distances and times are approximate







General Information

Tenure: Freehold. Grade II Listed.

Services: Mains electricity, water and drainage. Gas central heating.

Viewing: Strictly by appointment through Sharvell Property Ltd.

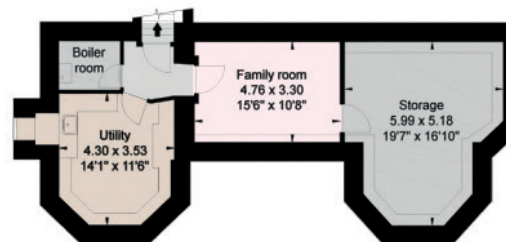
Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: North Wiltshire District Council. Tel: 01285 643643. Council Tax Band F.





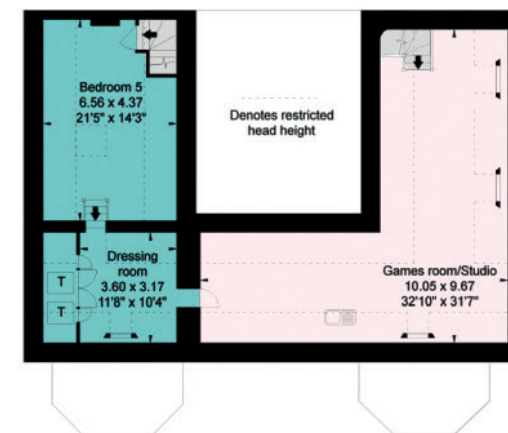
Ground Floor



Lower Ground Floor



First Floor



Second Floor

Approximate Gross Internal Floor Area
Main House: 467 sq m / 5,027 sq ft
Restricted head height: 48 sq m / 517 sq ft
Garage: 30 sq m / 325 sq ft
Total: 545 sq m / 5,869 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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