

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Chapa, 19 Bristol Street, Malmesbury Price Guide £750,000

ONE OF A KIND. A truly unique home (1824 sq ft), in the Conservation Area, designed by an award winning Architect.

3 bedrooms, 3 bath/shower rooms - 2 en suite. Large L shaped reception room with kitchen. Undercover parking for several cars.
NO ONWARD CHAIN



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Chapa, 19 Bristol Street, Malmesbury

The Property

This truly unique home was built in the early 2000's and designed by an award winning London architect for his mother's own occupation. It is essentially a free standing steel structure, built within the surrounding walls of the adjacent Listed buildings. It was future proofed by virtue of an internal lift and ground floor bedroom suite, suitable for a live-in carer. The design is highly individual and the clever use of glass panels above the internal walls allows light to move throughout the building. The use of high quality materials have stood the test of time and it still presents as a wonderfully modern low-maintenance home, close to the town centre, and with the unusual benefit of covered and enclosed parking for several cars.

In 2003 the building received a regional award from the RIBA.

The Accommodation

The front door leads into a hall with entry phone, lift and spiral staircase off. On the right is the ground floor bedroom, with built-in wardrobes, an en suite bathroom and laundry cupboard. It has a separate door into the courtyard. On the first floor, the master bedroom again has built-in wardrobes, an en suite bathroom and access onto the side balcony. The guest bedroom has extensive wardrobes and a shower room adjacent. The open-plan sitting/dining/kitchen is a wonderful space with access onto the south facing front balcony plus the side balcony from the dining area. A feature curved room divider separates the kitchen area which has a range of units, with all the usual built-in appliances, and a sink with waste disposal.

Outside

There is a delightful south facing balcony off the sitting area with an awning, railings and shutters. On the ground floor there is parking for several cars with electric twin gates and a separate pedestrian door. Within the courtyard there are three built-in storage cupboards, housing the utilities, boiler and fire alarm.

General

All mains connected. A gas boiler supplies central heating and hot water with underfloor heating throughout. Council Tax Band C - £1,661.38 payable for 2018/19. EPC rating Band - to follow.

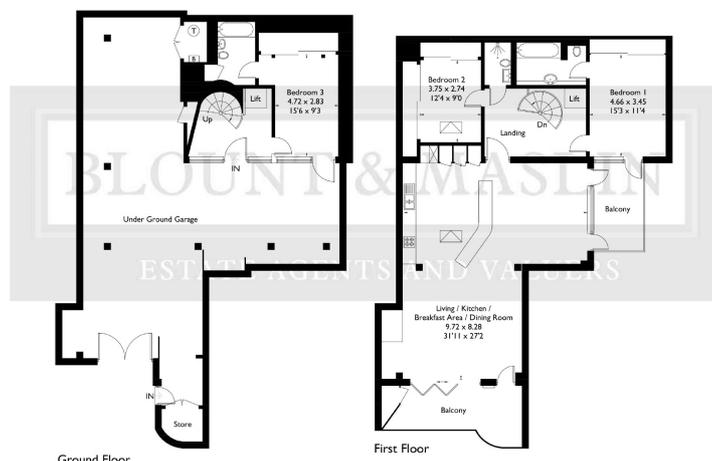
Location

Malmesbury lies close to the border of Wiltshire and Gloucestershire, 14 miles south of Cirencester and 10 miles north of Chippenham, with Swindon 16 miles to the east and Bath 24 miles to the west. It has a good selection of shops including a Waitrose supermarket, a regular farmers' market, a library, museum, leisure centre with pool, two primary schools and an Ofsted rated Outstanding secondary school. J17 of the M4, 5 miles south, provides access to the area's major employment centres and there are trains to Paddington in just over an hour from Chippenham, Kemble and Swindon.

Directions to SN16 0AY

Proceed to the top of the High Street, bear left and continue past the Abbey. At the Triangle, bear left onto Bristol Street and the property is a short distance on your right, prior to the West Street turning.

Approximate Gross Internal Area = 169.5 sq m / 1824 sq ft
(Excluding Under Ground Garage & Stores)



FLOORPLANZ © 2019 0203 9056099 Ref: 225183

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.