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james



## *Burnham Road*

Malmesbury, SN16 0BH

Guide Price  
**£375,000**





# Burnham Road

Malmesbury, SN16 0BH

Freehold | EPC Rating - D

 3  1  1

Tucked just a short stroll from Malmesbury's bustling High Street, this enchanting stone cottage offers the perfect blend of heritage, comfort and everyday ease. Believed to date back to around 1850, it's a home with stories in its walls – warm, welcoming and beautifully balanced between period character and thoughtful modern touches.

Step inside and the sitting room instantly sets the tone. Cosy evenings by the wood-burning stove, exposed brickwork and soft, neutral styling create a space that feels both intimate and uplifting. It's the kind of room that invites you to slow down – whether that's with a book, a glass of wine, or friends gathered around on a winter's evening.

The kitchen/breakfast room flows naturally from here, designed very much as the heart of the home. With its country-style cabinetry, beech worktops and integrated appliances, it's a space made for morning coffee at the table, relaxed suppers and easy conversation while dinner simmers on the hob. Light pours in, enhancing the sense of warmth and practicality.





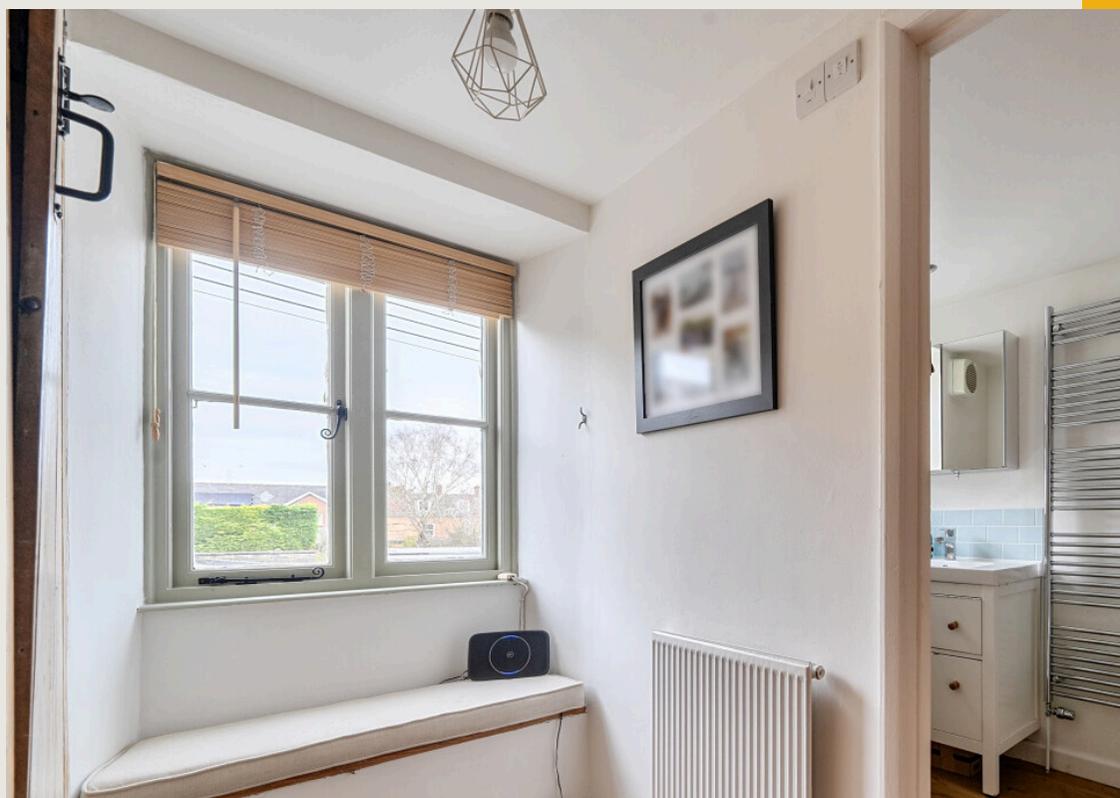
Arranged over three floors, the layout is wonderfully flexible. The first floor offers a generous double bedroom — equally suited as a second sitting room or creative workspace — alongside a stylish bathroom with shower over bath. On the top floor, two further double bedrooms provide peaceful retreats, full of charm and character.

Gas-fired central heating ensures comfort year-round.

Outside, the garden is a genuine highlight. Positioned to the front,

it enjoys a lovely open outlook and a surprising sense of privacy. A patio by the house is ideal for summer lunches, while the lawn stretches down to a further seating area — perfect for evening drinks as the sun lowers. There's space here for children to play, for keen gardeners to potter, or simply for enjoying the seasons change. A useful storage shed sits neatly at the far end.

Life here is about more than just the cottage itself. Malmesbury, perched on its hilltop at the southern gateway to The Cotswolds, offers a rare mix of history and vibrancy. Independent shops, welcoming pubs, cafés and restaurants line the High Street, alongside a Waitrose and a popular weekly farmers' market. Excellent schools, leisure facilities and a strong sense of community make it as practical as it is picturesque.



Main  
Bedroom





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For commuters, the M4 (J17) provides swift access to Bristol, Swindon and beyond, while mainline services from Chippenham and Kemble reach London Paddington in around 75 minutes. Weekends can be spent exploring local footpaths and bridleways, enjoying golf at nearby courses, racing at Cheltenham or Bath, theatre trips to Bath or Bristol, or watersports at the Cotswold Water Park. This is a home that offers charm without compromise — a cottage that feels like a retreat, yet keeps you connected. A place to put down roots, entertain, unwind and enjoy the rhythm of life in one of Wiltshire's most treasured towns.

Welcome Home...

Second  
Bedroom



Large  
Gardens

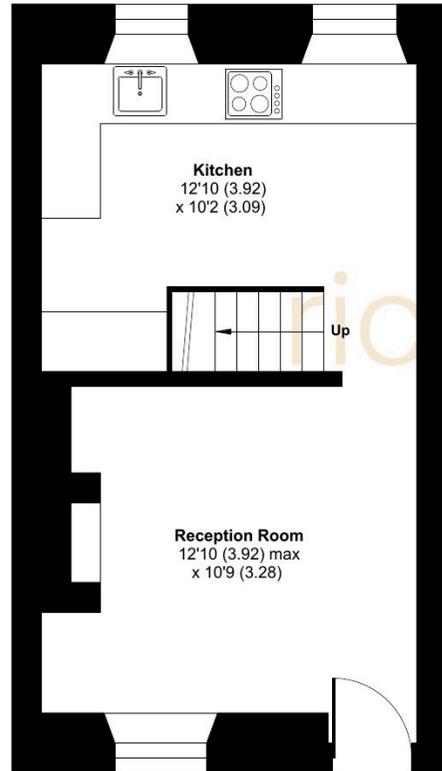


Large  
Gardens

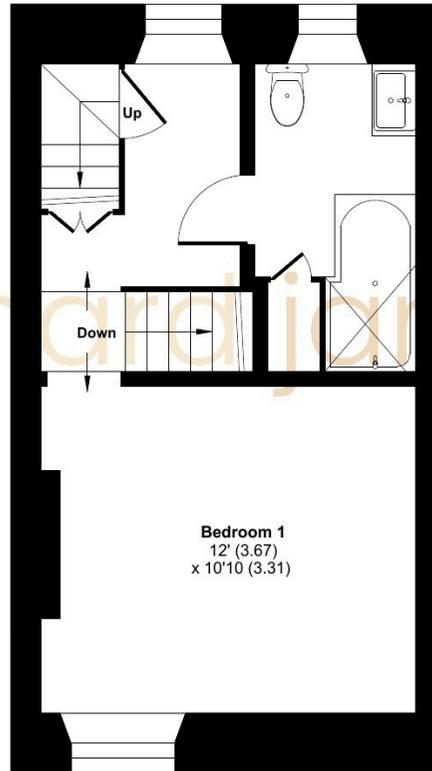


# Floorplan

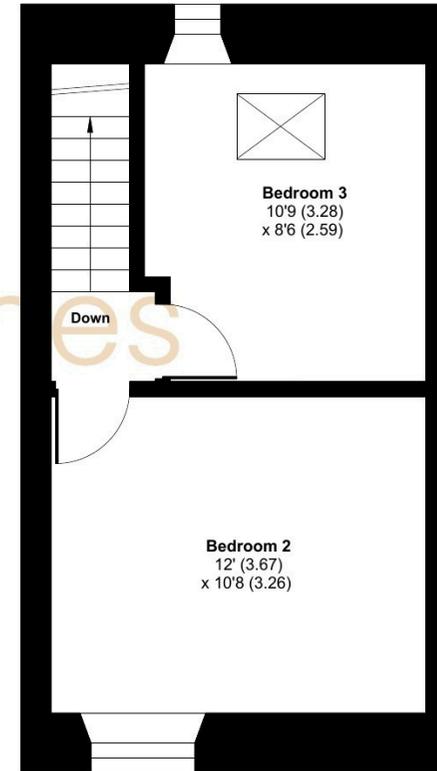
Approximate Area = 796 sq ft / 73.9 sq m  
For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



**SECOND FLOOR**

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°che.com 2026. Produced for Richard James. REF: 1422421

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