

BLUETT HOUSE.

Malmesbury, Wiltshire



BLOUNT & MASLIN

Blue
Book.



Passementerie Paris



TAX SURDERS



PREFACE.

Main House:

Hall | Cloakroom | Drawing room | Sitting room | Kitchen/Breakfast room
Butlers pantry | 3 Bedrooms | 2 Bathrooms | Dressing room/further
bedroom

Gardens

Garage with office

Stone undercroft

For sale Freehold:

In all about approximate total gross area: 2,072 sq ft / 267,1 sq m



A beautifully restored house with medieval origins.

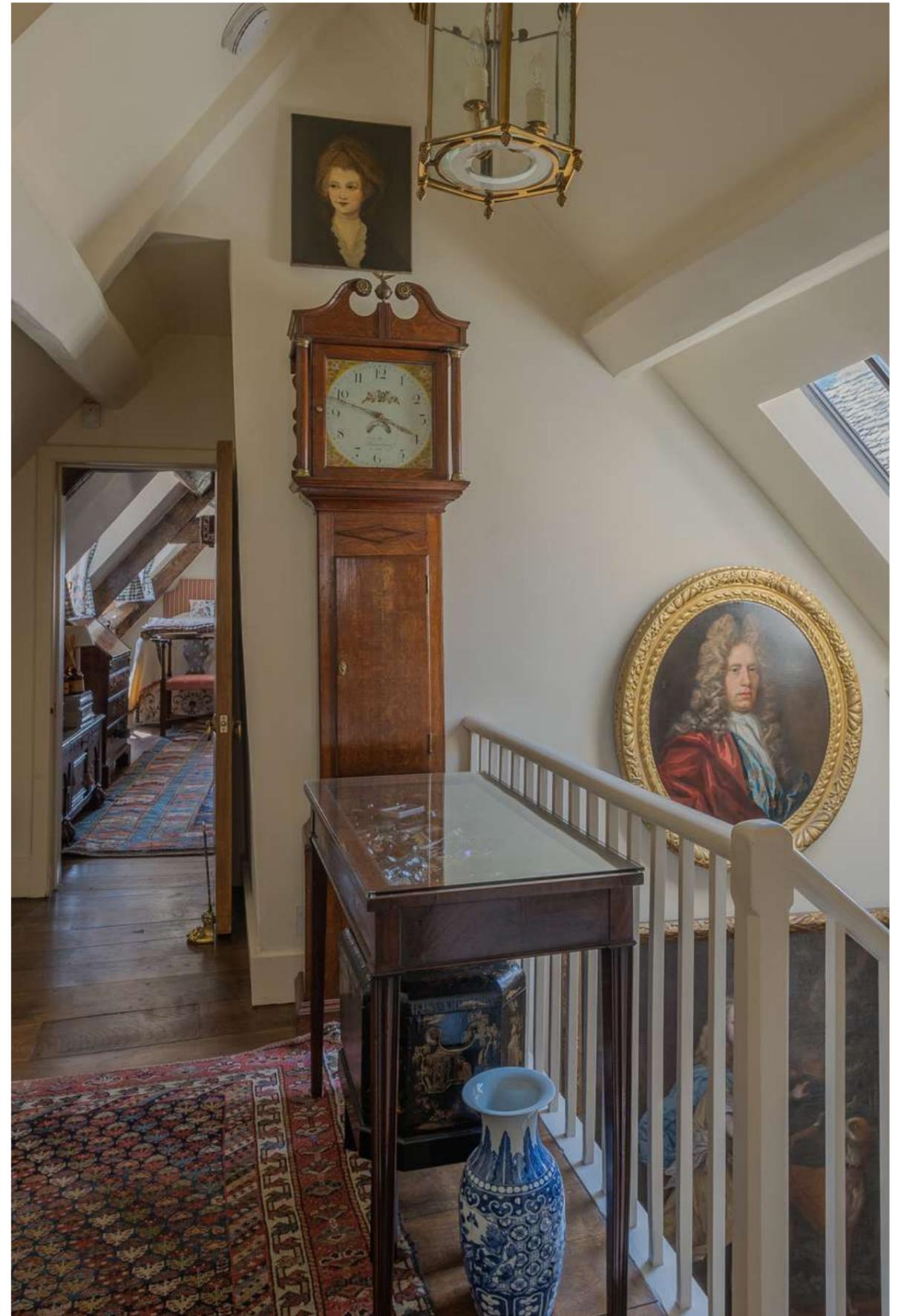


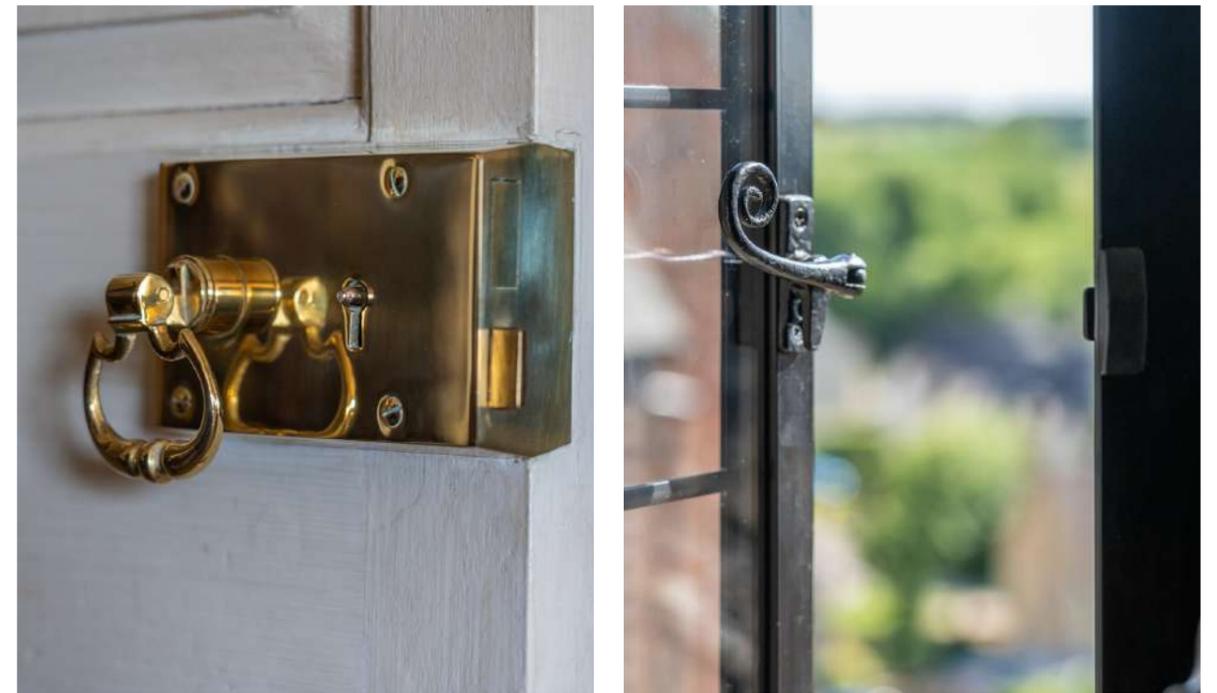
A CABINET OF CURIOSITIES.

Enter into an elegant world of comfort and charm. Steeped in history, this beautifully restored house with medieval origins, and a stunning 15th century undercroft which forms part of the original town fortifications, combines all the benefits of a townhouse with the sensibilities of a country home with wonderful pastoral views from the rear of the house and garden.

Many of the period details have been meticulously restored over the last 16 years by the current owner. The main house at the rear is late 17th century, with mid 19th Century frontage. This mix of periods gives a unique backdrop to the generous entertaining space which is over two floors and allows for cosy evenings and grand entertaining depending on how the mood takes one.





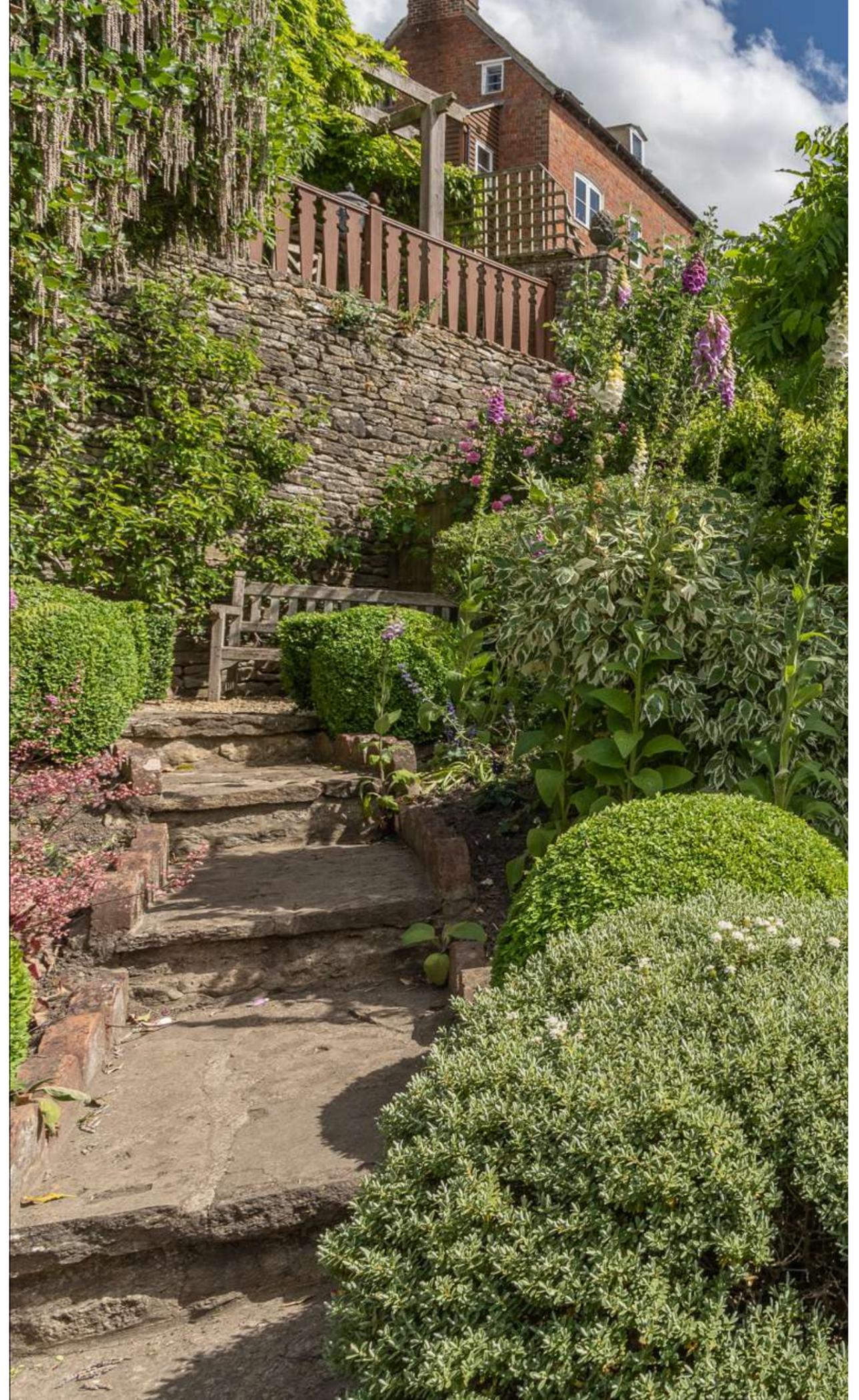






BLUETT HOUSE.

The garden is a delight, terraced over several layers, the different levels reveal formal and informal areas along with a summerhouse and eventually leads one to a home office and garage that can be accessed independently of the house.

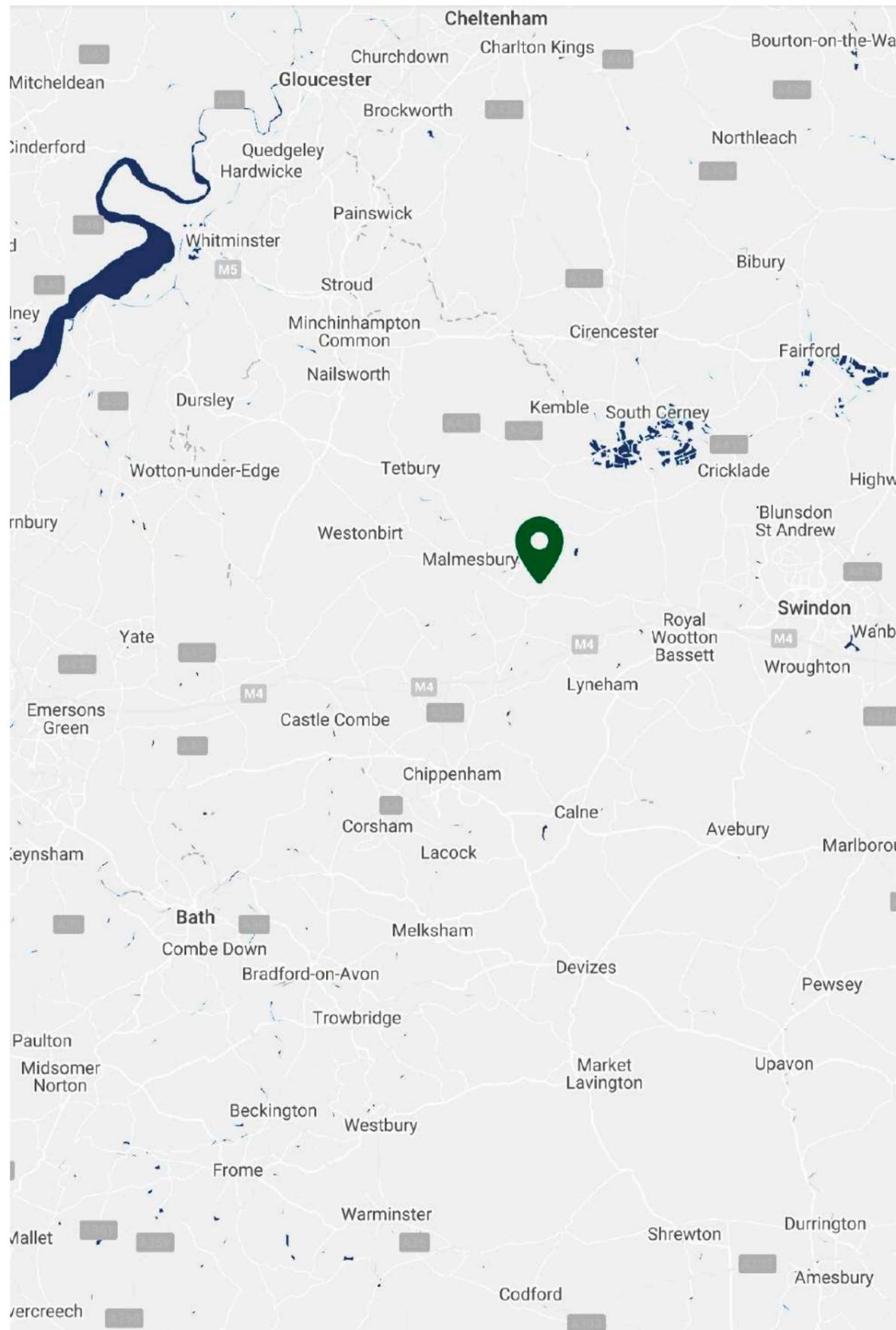






"What task could be more agreeable than to tell of the benefits conferred on us by our ancestors, so that you may get to know the achievements of those from whom you have received both the basis of your beliefs, and the inspiration to conduct your life properly".

William of Malmesbury



MALMESBURY, THE PERFECT TOWN.

Cirencester 14 miles | Bath 26 miles | Kemble 8 miles (London to Paddington from 72 minutes)

Distances and time approximate

Malmesbury is England's oldest borough and at its heart is the stunning 12th century Abbey with its tomb of King Athelstan, regarded as the first king of England. The eponymous museum named in his honour houses a fascinating collection and pride of place is a stunning watercolour by JM Turner of the Abbey.

A constant lament is the homogenisation of the high street, no such moans from us here. Malmesbury is a real town with real shops, many of which have been run by families for generations along with a new offerings bring a vibrancy and energy that mixes traditional and cutting edge. Unlike some Cotswolds towns Malmesbury sells more than potpourri and jam...

Malmesbury has become home to many annual musical, cultural, food event and festivals as well as home to the Dyson Headquarters bringing technical invention and entrepreneurs to the town.

The town offers a great base for exploring the wider Cotswolds and is a short drive from Westonbirt Arboretum, the Cotswold Water Park and Chavenage House.

There are a variety of places to stay in and around Malmesbury including the centrally located Old Bell Hotel, the oldest purpose-built hotel in England (circa 1220) and nearby five-star luxury Whatley Manor Hotel & Spa, complete with Michelin-star restaurant.

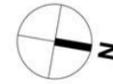
GETTING ON, GETTING OUT

Malmesbury is well served by schools with Malmesbury School (Ofsted rated Outstanding) and Private day and Boarding prep and Public schools at Westonbirt and Beaudesert.

Malmesbury is really well connected to the transport infrastructure with direct train services from Kemble (8 miles) to London Paddington (73 minutes).

Bluett House, Malmesbury, Wiltshire

Approximate Area: 2,972 sq ft / 276,1 sq m
 Undercroft: 386 sq ft / 35.9 sq m
 Garage: 423 sq ft / 39.3 sq m
 Total: 3,781 sq ft / 351.3 sq m
 (Excluding Undercroft)
 Including Limited Use Area (307 sq ft / 28.5 sq m)



Malmesbury General: All mains connected. Gas central heating and hot water.

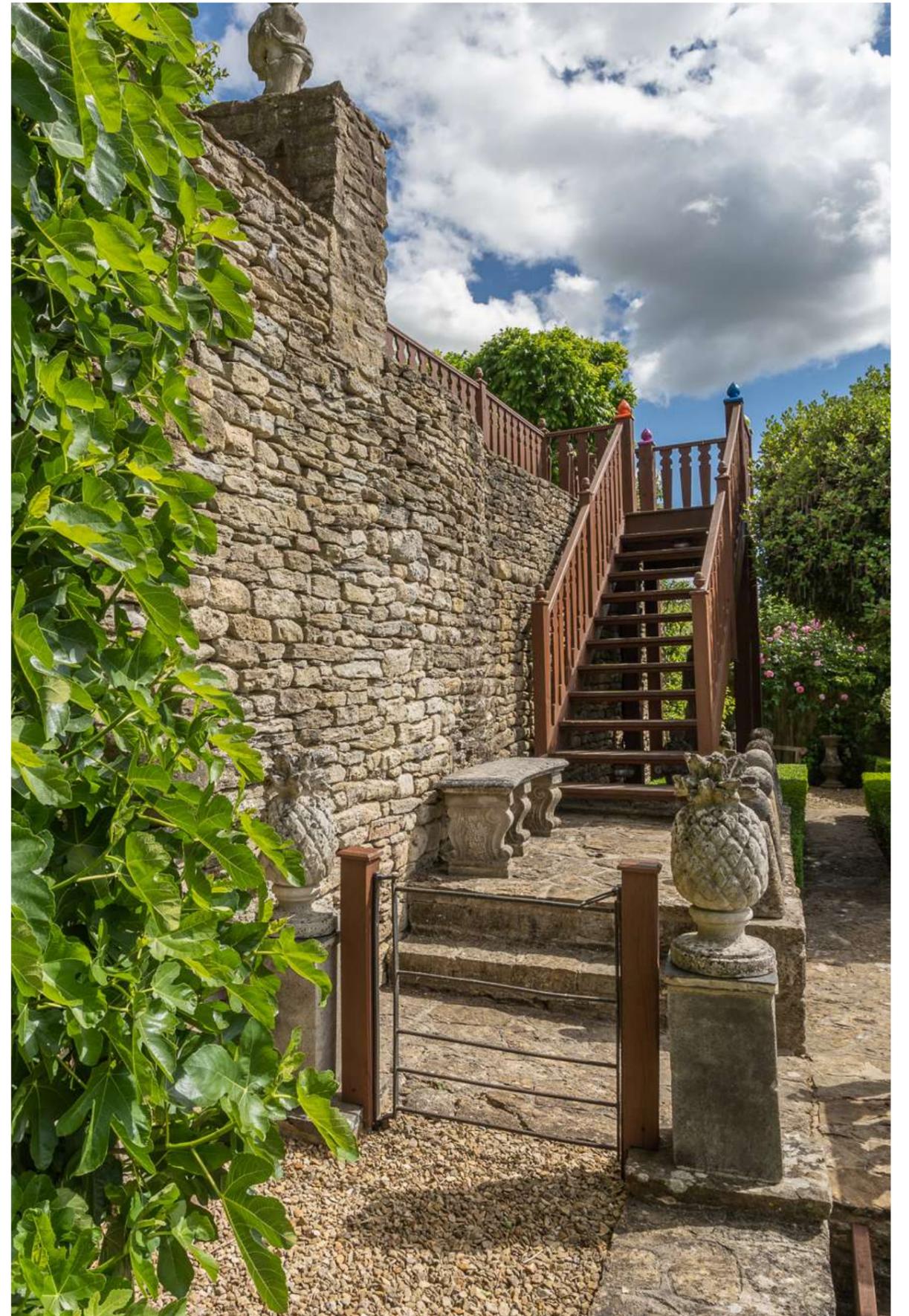
Fixtures and fittings: Only those mentioned in these sales particulars are included in the sale. All others such as curtains, light fittings, garden ornaments etc are specifically excluded but may be available by separate negotiation. All garden statutory is specifically excluded.

Council Tax: Band D - £2,289.65 payable for 2023/24. EPC exempt.

Tenure Freehold.

Local Authority: Wiltshire Council. Tel: 0300 456 0100

Postal Address: Bluett House, 20 Gloucester Street, Malmesbury, Wiltshire, SN16 0AA.





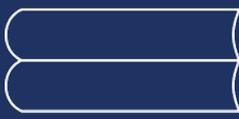
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Photographs and details prepared in 2023.

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