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**Garsdon** Malmesbury, Wiltshire, SN16 9NJ

# Garsdon

Malmesbury, Wiltshire, SN16 9NJ

Key Features



3  
Bedrooms



3  
Bathrooms



2  
Receptions

- An attractive stone cottage
- Rural but within easy distance to the town of Malmesbury
- Beautifully converted and extended in a contemporary style
- Fabulous kitchen-diner-sitting room
- Cosy snug with wood burning stove
- Utility/boot room
- Master bedroom with a balcony overlooking rural Wiltshire countryside

### About the property

Nestled amongst the leafy lanes of the pretty village of Garsdon sits this attractive stone cottage which has undergone the most amazing transformation over the last eight years, culminating in a stylish and comfortable three-bedroom cottage with character and contemporary living.

Approached into the light and airy hallway, where there are stairs rising to the first floor, and storage beneath. The sitting room is snug with a modern wood burning stove and attractive beams, there is a contemporary downstairs cloakroom and a utility/boot room with a door to the rear of the property.

The modern contemporary kitchen has a large island unit in the centre with an induction hob and space age extractor, there are integrated appliances and a sink overlooking the views at the rear of the property, the kitchen opens up into an L shaped dining and family room with bi-folding doors on three sides and a fabulous contemporary stove. Limestone flooring with underfloor heating is a luxurious element.

Upstairs there are two double bedrooms and a family bathroom with a standalone bath and separate shower. The principal bedroom has a luxurious shower room, built in wardrobes along one side of the room and double doors which open onto a balcony at the front of the house – perfect for the first coffee of the day whilst enjoying uninterrupted views.

Outside electric gates lead to a long drive which wraps around the outside of the house leading to gravelled parking for several cars and an oak framed car port with electric ready for installing an electric car charging point. There is a large shed with a potting shed at the front, as

well as a bespoke made and well insulated office/outbuilding fully equipped with double glazing and underfloor heating which has been granted planning permission to be converted to an annex/fourth bedroom. The gardens wrap all around the house, and privacy is guaranteed because of the surrounding woodland which is available to purchase, either a parcel of it or the whole thing, via separate negotiation. There are terraces on two sides of the house affording uninterrupted views across fields and woodland.

### Amenities

Garsdon is a picturesque and desirable, small village situated about three miles northeast of Malmesbury. This rural community is a delightful mix of village houses, ancient farms, and beautiful open countryside ideal for dog walking. The larger villages of Charlton and Lea are within walking distance and have amenities that include an excellent village school and two popular public houses. Malmesbury is reputed to be the oldest borough in the country dating back to the 11th Century. Situated on the edge of the Cotswolds, surrounded by two branches of the River Avon, it boasts buildings of golden Cotswold stone and beautiful river walks. Famous for its ancient Abbey and elaborate 15th century Market Cross, the town may well have history around every corner but is also bursting with life, enjoying excellent independent shops, pubs, friendly cafes, regular farmers' markets, and busy local events schedule. There are public transport services and good road access to the larger towns of Cirencester, Chippenham, Swindon, Bath and Bristol whilst the M4 junction 17 is only five miles south. Trains from Chippenham (10 miles) and Kemble (5 miles) link with London Paddington within approximately 1 hour 20 minutes.

### Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes: Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

### Directions

From our office in Church Street head around the Market Place and into Silver Street. Leave Tetbury heading towards Malmesbury, passing through Long Newnton. At the roundabout go straight on, at the second roundabout take the third exit towards Malmesbury. At the BP garage take the first exit towards Charlton. Continue along the B4040 towards Charlton, taking the right hand turn to Garsdon, at the cross roads take the left turning towards Garsdon. Go past the church on the left hand side and continue up the hill, the house can be found on the left hand side or follow What 3 Words  
[What 3 Words ///verve.pace.spending](https://www.what3words.com/what3words/verve.pace.spending)

**Services & Tenure**

Tenure - Freehold  
Electricity - Mains Supply  
Water – Mains Supply  
Sewerage - Private Supply  
Heating - Oil

**Local Authority**

Wiltshire Council  
Council tax Band - E

**Our reference**

TET220188  
27th January 2026

**We'd love to hear from you**

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*what the owner said*

Our cottage is truly one of a kind, thoughtfully renovated to combine modern comforts with light-filled, welcoming spaces.

Warm, pretty, and inviting, we have carefully decorated to create a sense of calm and coziness while remaining practical and contemporary. Our favourite room is the snug, especially when the fire is lit.

Hill Cottage is tucked away in a quiet, secluded setting, offering peace and tranquillity from the moment you arrive. The garden is beautifully maintained and offers plenty of space to relax, unwind, and enjoy the surroundings.

Despite its peaceful location, the cottage is just three miles from Malmesbury, where you'll find shops, cafés, and leisure activities. The Cotswold Lakes are also nearby, perfect for scenic dog walks and refreshing swims.







**Approximate Gross Internal Area 1895 sq ft - 176 sq m  
(Excluding Outbuilding)**

Ground Floor Area 1018 sq ft – 95 sq m

First Floor Area 877 sq ft – 81 sq m

Outbuilding Area 326 sq ft – 30 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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