



3 Bedroom  
Townhouse  
in Malmesbury

£1,995 PCM

12 Oxford Street  
Malmesbury  
SN16 9AX



Victoria Allman  
Lettings

- Prominent Grade II Listed Georgian townhouse
- Excellent town centre position
- Beautifully presented with superb room proportions and high ceilings
- Bespoke kitchen with granite worktops and flagstone flooring
- Dual-aspect living room with wood-burner
- 3 double bedrooms
- Luxurious bathroom with roll-top bath and shower
- Sunny low maintenance courtyard garden
- EPC Rating D
- Council Tax Band D (Wiltshire)



## SUMMARY

12 Oxford Street is an impressive, beautifully presented Grade II Listed Georgian townhouse in the heart of historic Malmesbury — recently named Best Place to Live in Southwest England by The Sunday Times.

Offering spacious, characterful accommodation across three floors, the property enjoys an excellent town centre position just a stone's throw from shops and eateries — an ideal base for a family or professional couple.

Available on a long let from mid-August.



## DESCRIPTION

This striking Georgian property combines a symmetrical façade and iron railings with elegant period interiors — high ceilings, sash windows, shutters and panelled doors throughout. It's been sympathetically restored to preserve its character. Spread over three floors plus a cellar, the 1,750 sq.ft. home opens into an entrance hall with tiled flooring and a rising staircase. The dual-aspect living room has herringbone floors and a wood-burning stove, while flagstone flooring runs through the kitchen/dining room, fitted with bespoke timber units, granite worktops and a Belfast sink. Upstairs, the principal bedroom and main bathroom both retain original iron fireplaces; the bathroom includes a roll-top bath and walk-in shower. Two further double bedrooms occupy the top floor, with exposed beams, wood flooring and a separate WC.

French doors open from the kitchen to a private, south/west-facing courtyard garden, walled in stone and arranged over two low-maintenance patio levels, with rear gate access for bins. Street and car park parking are nearby.

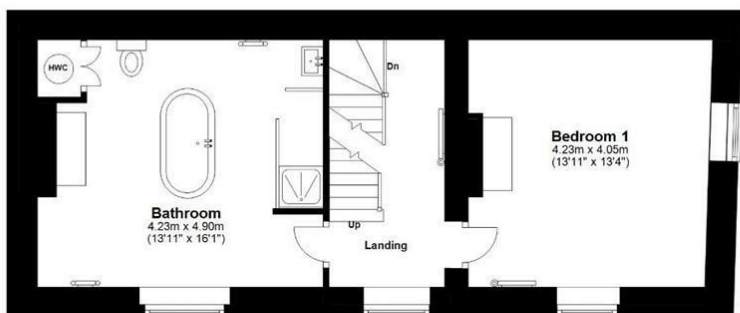
## SITUATION

This impressive Georgian house enjoys an excellent position in the heart of Malmesbury town centre. Dating back to 1770, the Grade II listed building was formerly the Manse to the adjoining Moravian church, a designated heritage site, and sits opposite the 'Meditating Monk' statue by sculptor William Lazard, created in tribute to the town's 12th century Benedictine abbey.

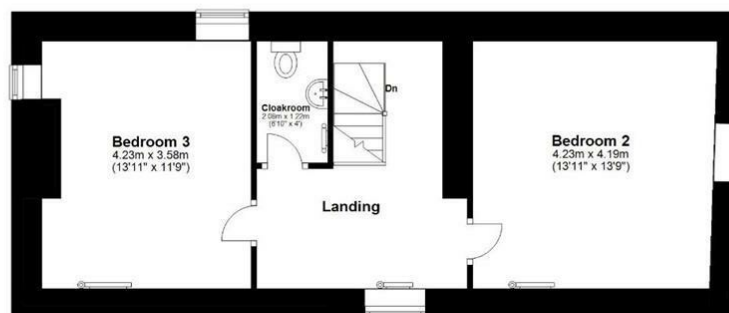
Malmesbury is an ancient hilltop town on the southern edge of the Cotswolds, recently named Best Place to Live in Southwest England by The Sunday Times. Reputed to be England's oldest borough, it's home to a spectacular 12th century abbey and The Old Bell Hotel — reputedly the oldest hotel in the country — alongside characterful streets, independent shops, pubs and restaurants. Waitrose and Aldi supermarkets sit on the edge of town, with a weekly farmers' market at the Market Cross. Schooling is well catered for, with several well-regarded primaries and Malmesbury School (Ofsted Outstanding) for secondary education.

The M4 (J17) gives fast access to Bath, Bristol and Swindon, while mainline trains run from Chippenham and Kemble, with London Paddington reachable in around 70 minutes.

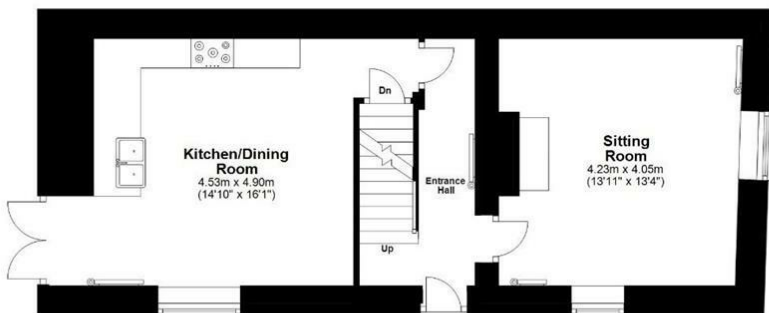




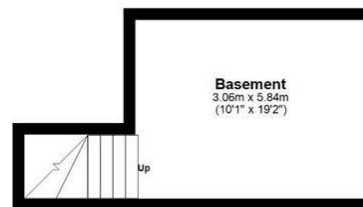
First Floor



Second Floor



Ground Floor



Basement

Total area: approx. 162.7 sq. metres (1751.3 sq. feet)

## DIRECTIONS

The property is positioned on the corner of Oxford Street, adjoining Holloway and Cross Hayes Lane. The Cross Hayes car park is located just 200m away.

Postcode: SN16 9AX

What3Words:  
[///sweeter.provoking.picturing](https://www.what3words.com/sweeter.provoking.picturing)

## CONTACT

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## REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and gas fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and variable in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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