

Bluett House
20 Gloucester Street, Malmesbury, Wiltshire



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Land and property. Since 1885.



An exceptional Grade II listed townhouse combining historic character, panoramic countryside views and remarkable versatility in one of Malmesbury's most sought-after locations.

Bluett House is an elegant Grade II listed townhouse that occupies an enviable position within the historic heart of Malmesbury. Believed to date back several centuries, the property has been sympathetically improved and carefully maintained, successfully blending its wealth of original architectural features with high-quality contemporary finishes to create an impressive family home extending to almost 3,000 sq ft.

Arranged over four principal floors, the accommodation is both generous and adaptable, providing an excellent balance of formal reception space and comfortable everyday living. Throughout the house there is an abundance of period charm, complemented by excellent natural light and outstanding elevated views across the River Avon valley.

The welcoming entrance hall immediately reflects the character of the property, with elegant proportions and access to the principal reception rooms. The sitting room provides a beautifully appointed space for relaxation, enhanced by period detailing and large sash windows that frame the spectacular outlook beyond. A separate drawing room offers an additional reception area, equally suited to entertaining or family use, while the formal dining room provides an elegant setting for hosting guests.

The recently refurbished kitchen has been thoughtfully designed to combine style with practicality, featuring an extensive range of contemporary cabinetry, quality integrated appliances and generous preparation space. There is ample room for informal dining, creating a sociable heart to the home ideal for modern family life.

The upper floors provide spacious bedroom accommodation, centred around an impressive principal bedroom enjoying elevated views across the surrounding countryside. Two further double bedrooms are complemented by a flexible dressing room, which could equally serve as a fourth bedroom, nursery or home office depending on individual requirements. Two well-appointed bathrooms serve the bedroom accommodation, ensuring the property is equally suited to family occupation or visiting guests.

One of the property's most remarkable features lies beneath the house. A substantial medieval undercroft dating from the fifteenth century provides an extraordinary vaulted stone chamber of immense historical significance. This fascinating space offers tremendous character together with exciting potential for a variety of future uses, subject to any necessary consents.

Gardens and grounds

The gardens at Bluett House are an outstanding feature, providing an unexpected sense of peace and privacy within the centre of the town. Positioned to enjoy a sunny westerly aspect, they have been carefully landscaped across a series of attractive terraces that gently descend towards the garage and private parking area.

Each level has been thoughtfully designed to create individual seating and entertaining areas, interspersed with well-maintained lawns, established flower borders and mature planting that provide year-round colour and interest. The elevated position allows uninterrupted panoramic views across the River Avon and the surrounding countryside, creating a remarkable backdrop rarely found within a town centre setting.

3,760 sq ft (349.4 sq m)
4 bedrooms
Freehold

Offers in excess of £950,000

A detached garage provides secure parking and is complemented by a versatile first-floor office, offering excellent space for home working, hobbies or additional storage. Private off-street parking for several vehicles is a particularly valuable asset, adding further practicality to this exceptional period home.

Situation

Bluett House enjoys a prime position within the historic market town of Malmesbury, recognised as England’s oldest borough and renowned for its magnificent Abbey, thriving High Street and vibrant community atmosphere.

The town offers an excellent range of independent shops, cafés, restaurants and traditional public houses, alongside everyday amenities including Waitrose, Aldi, medical facilities and leisure services. A regular farmers’ market and numerous community events contribute to Malmesbury’s enduring appeal.

The surrounding countryside provides excellent opportunities for walking, cycling and outdoor pursuits, whilst nearby Tetbury, Cirencester and the Cotswolds offer further cultural and recreational attractions.

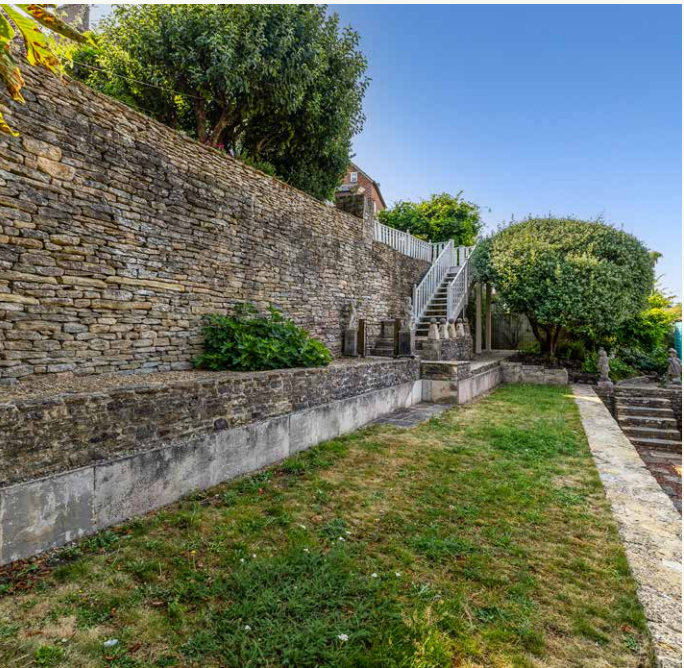
The area is particularly well served by both state and independent schools, including Malmesbury School, Westonbirt School, Beaudesert Park, St Mary’s Calne and Marlborough College.

Communications are excellent, with Junction 17 of the M4 providing convenient access to Bristol, Bath, Swindon and London. Mainline rail services are available from both Chippenham and Kemble, offering regular direct services to London Paddington.

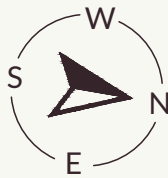
Postcode region: SN16

General

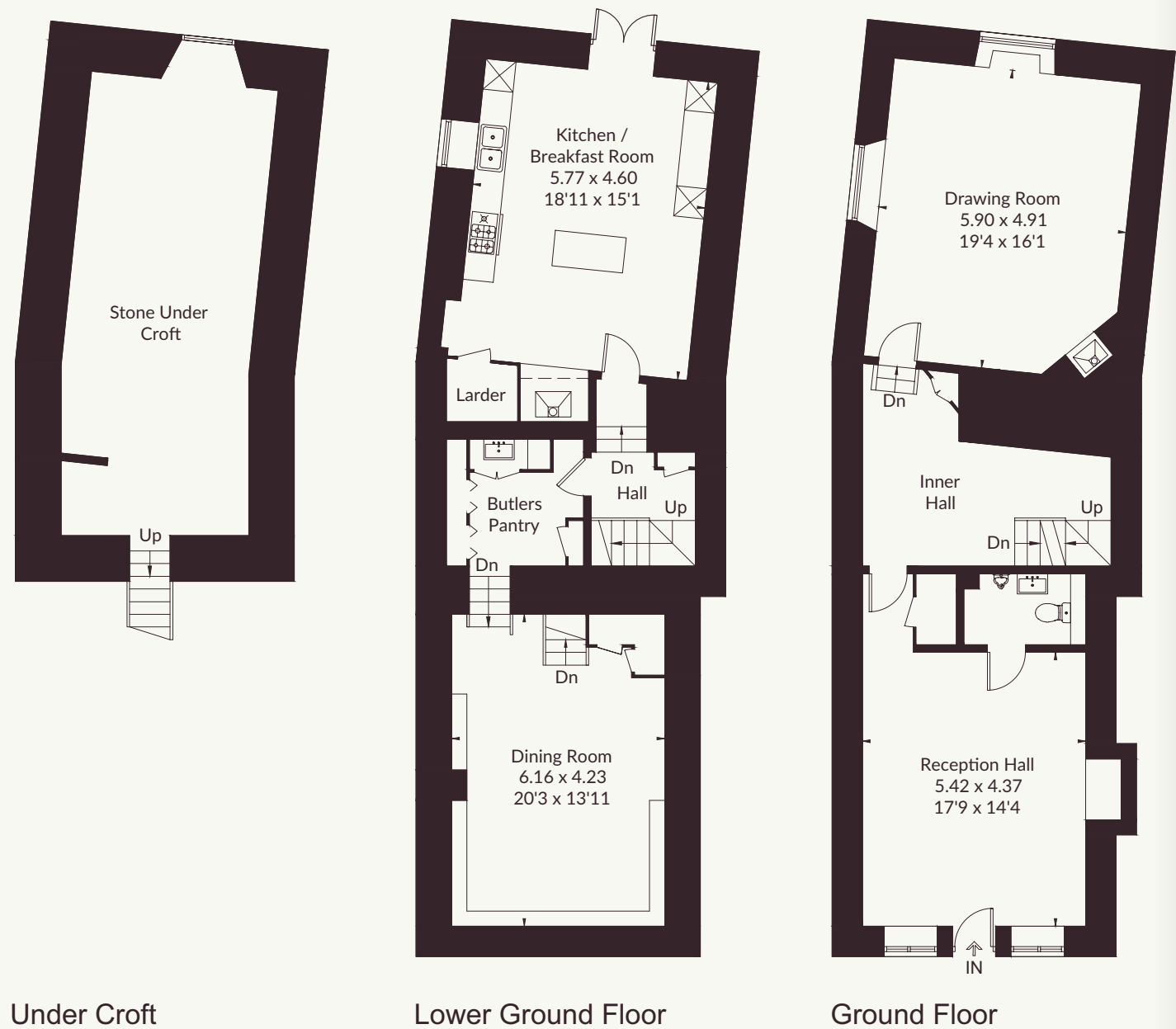
Tenure: Freehold
Services: Mains water, electricity, gas, and drainage.
Local Authority: Wiltshire Council
EPC: D
Council Tax Band: D
Listing: Grade II Listed
Conservation Area: Yes
Broadband: Ultrafast broadband available (subject to provider)
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Viewings: Strictly by appointment through the vendor’s selling agents.



Approximate Floor Area = 274.2 sq m / 2951 sq ft (Excluding Void)
Under Croft = 35.9 sq m / 386 sq ft
Outbuilding = 39.3 sq m / 423 sq ft (Including Garage)
Total = 349.4 sq m / 3760 sq ft



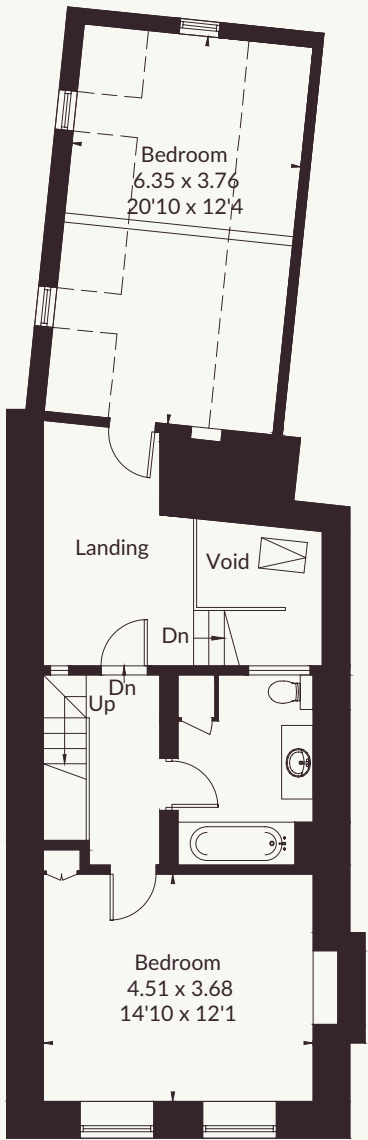
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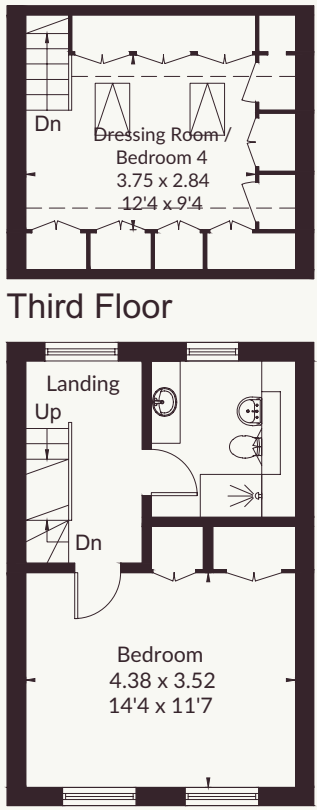
Under Croft

Lower Ground Floor

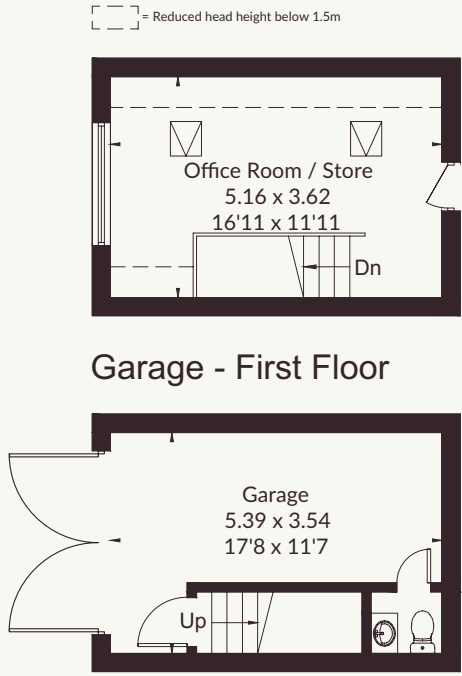
Ground Floor



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

Garage - First Floor

Garage - Ground Floor

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