



JAMES PYLE[®] & CO



Foxgrove, Row Lane, Seend, Melksham, Wiltshire, SN12 6PR

Agricultural Occupancy Condition
Detached bungalow
Large plot adjoining fields
Superb far-reaching views
Peaceful, rural setting
3 double bedrooms
3 reception rooms
Scope for upgrading
Parking and garage
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £750,000

Approximately 1,959 sq.ft.



‘Set within a stunning rural location with far-reaching panoramic countryside views, a large detached bungalow with 0.45 acres’

The Property

Foxgrove is a rurally situated detached bungalow commanding a stunning elevated position adjoining open fields with uninterrupted panoramic views reaching as far as the Bath Cotswold escarpment. Built in the 1960s subject to an Agricultural Occupancy Condition, the bungalow offers excellent scope for evolving and is set within 0.45 acres. The well-proportioned accommodation extends to 1,959 sq.ft. to include a living room, garden room, large conservatory, kitchen with Aga and separate dining room. There are three double bedrooms and a bathroom with separate shower and bath. The principal living areas have large windows taking full advantage of the views. The bungalow sits well within its large mature plot, with a tarmac driveway providing ample parking alongside a garage.

There is an additional orchard area complete with a barn of approximately 0.38 acres which

is available by further negotiations. Please ask the agent for more details.

Situation

The property is located within an idyllic rural setting in a small hamlet on the edge of the village of Seend with far reaching countryside views over Semington Brook. Within the locality there are two public houses and delightful walks along the canal tow path. The highly sought after Wiltshire village of Seend has a thriving community and is well known for its many fine period buildings which align the High Street. Amenities include a Church, excellent primary school, playing field, village hall and community centre. The village is approximately 5 miles west of the historic market town of Devizes which boasts a range of facilities and there are good road links close by (including A303/M4) to Bath, Bristol, London and the West Country. The major cultural centres of Bath (17 miles) and Salisbury (26 miles) are very accessible which

offer a wider range of amenities. Mainline railway stations with links to London can be found in Chippenham, Westbury and Pewsey.

Agricultural Occupancy Condition

The occupation of this dwelling shall be limited to persons employed wholly or mainly in agriculture locally as defined in the 221(1) of the Town and Country Planning Act 1962, or in forestry, persons who when last employed were employed as aforesaid and the dependents of such a person residing with him (but including a widow or widower of such persons).

The word agriculture includes horticulture, fruit growing, seed growing, dairy farming, the breeding and keeping of livestock (including any creature kept for the production of food, wool, skins or fur, or for the purpose of its use in the farming of land), the use of land as grazing land, meadow land, osier land, market gardens and nursery grounds, and the use of

land for woodlands where that use is ancillary to the farming of land for other agricultural purposes.

Tenure & Services

We understand the property is Freehold with oil fired central heating, private septic tank drainage, mains water and electricity.

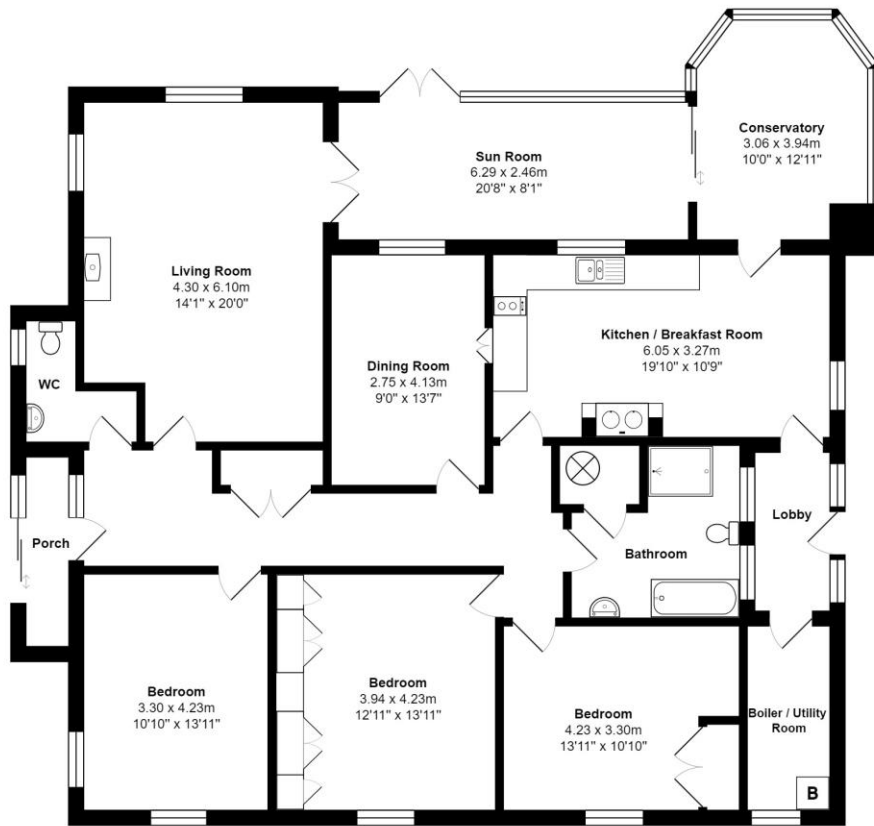
Directions

From Seend, head west towards Trowbridge along the A361. Before the S-bend, take the right hand turning onto Row Lane. Follow the lane and continue up the sharp right hand turn hill. Locate the property on the left hand side. Postcode SN12 6PR.

What3words: ///flaked.above.currently

Local Authority
Wiltshire Council
Council Tax Band
F



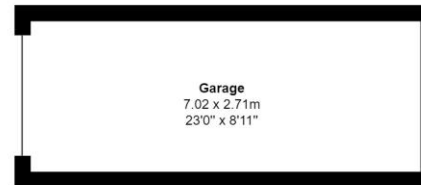


Ground Floor



Total Area: 182.0 m² ... 1959 ft² (excluding garage)

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577