



JAMES PYLE<sup>Co.</sup>



**The Sycamores, 5 Quarry House, Corston, Malmesbury, Wiltshire, SN16 0HJ**





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

## Price Guide: £850,000

Approximately 2,217 sq.ft excluding garaging

- Substantial detached house
- Small select village close
- 5 bedrooms, 2 with en-suites and dressing rooms
- 3 bathrooms in all
- 2 reception rooms
- Spacious kitchen/family room
- Large, well-established gardens of c.0.20 acres
- Private parking and double garage

‘Situated within a small leafy close in the village of Corston only 2 miles from Malmesbury, a substantial detached house with well-established large gardens’



### The Property

The Sycamores is a substantial detached home situated off a small country lane within the village of Corston and located only 2 miles from the centre of Malmesbury. The property was built in c.1995 and occupies a generous well-established plot of approximately 0.20 acres positioned within a small leafy close comprising only seven properties with a combination of modern and 18th century period homes.

The well-presented accommodation is well proportioned throughout and extends in all to 2,217 sq.ft. arranged over two floors. The ground floor comprises of two reception rooms, the living room of which with open fireplace and French doors to the garden, and a spacious L-shaped kitchen/family room with fitted units, central island and double doors to the side garden. Also on the

ground floor is a utility room and cloakroom. On the first floor are five excellent sized bedrooms, a study area off the landing and a family bathroom. Both the master and guest bedroom have dressing rooms and en-suites off.

The property has ample private parking to the front and a double garage with electric doors. The sunny gardens are arranged principally to the eastern and south-western aspect comprising a lawn and patio area off the kitchen/family room bound by a stone wall, whilst there is a further larger lawn and patio off the living room enclosed by shrub borders enjoying a good degree of privacy.

### Situation

The village of Corston has a number of amenities which include a public house and parish church with delightful walks amongst

the Wiltshire countryside that surrounds it. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds and is about 2.5 miles away which has numerous independent shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) is conveniently located 3 miles to the south of Corston providing excellent access to the major centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble near Cirencester providing fast links with the capital (Paddington in about 75 minutes).

### Tenure & Services

We understand the property is Freehold

with oil fired central heating, mains drainage, water and electricity.

### Directions

From Malmesbury follow the A429 towards Chippenham to the village of Corston. As you enter the village, turn right into Common Road signposted towards Foxley. Then take the first left into Quarry House and locate the property immediately on the left.

Sat nav postcode SN16 0HJ.  
What3words ///speaker.flamenco.tingled

### Local Authority

Wiltshire Council

### Council Tax Band

G £3,293

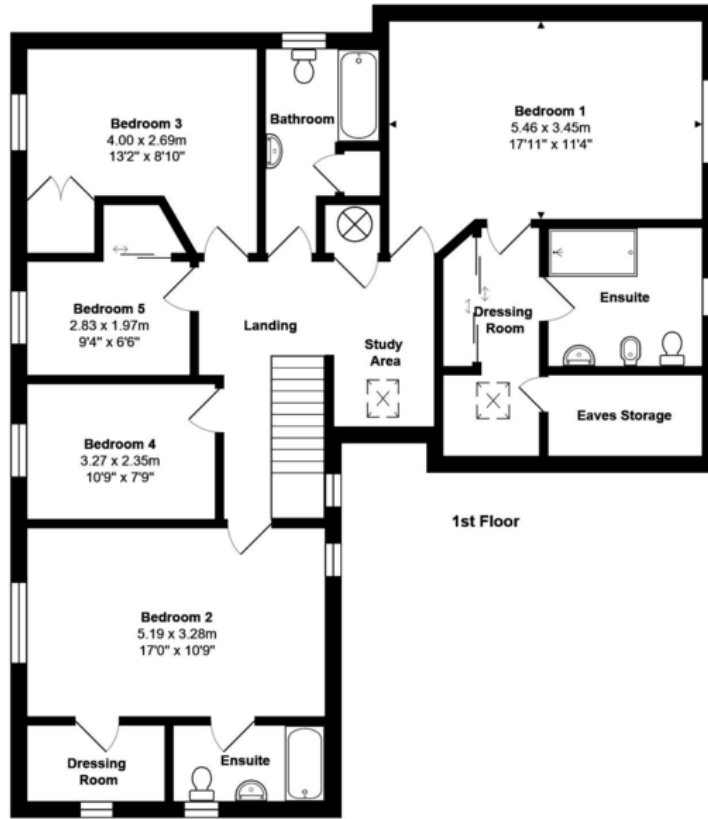
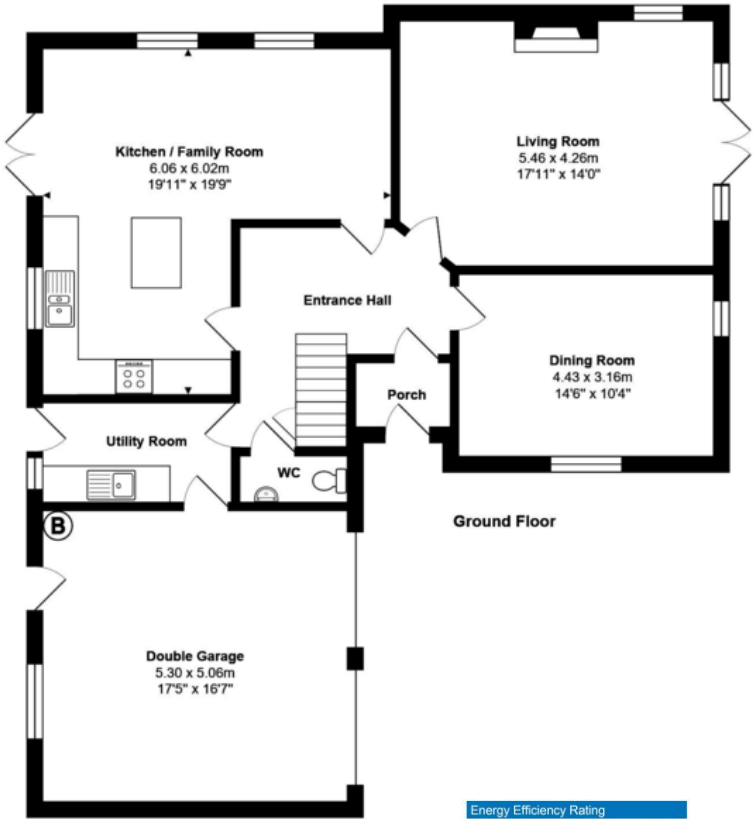






Total Area: 206.0 m<sup>2</sup> ... 2217 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<small>Key energy efficient - lower running costs</small>			
(92 plus)	<b>A</b>		
(81 - 91)	<b>B</b>		
(69 - 80)	<b>C</b>		
(55 - 68)	<b>D</b>	<b>64</b>	<b>66</b>
(39 - 54)	<b>E</b>		
(21 - 38)	<b>F</b>		
(1 - 20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
England & Wales		EU Directive 2002/91/EC	
<small>The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.</small>			



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