



JAMES PYLE & CO.

25 Strongs Close, Sherston, Malmesbury, SN16 0NU

End of terrace modern house
 3 large double bedrooms with fitted wardrobes
 Family bathroom and 2 en-suites
 Living room
 Remodelled kitchen/dining room
 Wraparound gardens
 Garage and parking space
 Level walking distance to village centre



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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: £495,000

Approximately 1,734 sq.ft

‘Benefitting from an attic conversion, this modern house boasts generous 3 double bedroom accommodation plus 3 bathrooms, garage, parking and wraparound gardens’



The Property

25 Strongs Close occupies an opposing end of terrace position within this popular residential cul-de-sac built in 2004 by Bryant Homes. The property has been significantly improved and enlarged with an attic conversion offering three genuine double bedrooms accompanied by three bathrooms. The village High Street is just a short level walk away with a range of amenities available whilst the primary school is located nearby.

The accommodation spans three floors extending to around 1,734 sq.ft. The ground floor has an entrance hall with under stairs storage and a WC off. The living room has a feature fireplace with electric stove inset. The kitchen has been superbly remodelled as open plan to the dining room with patio doors flowing out to a secluded terrace. The kitchen is well-equipped with a dishwasher, water softener, washing machine, tumble dryer, hob and oven. On the first floor, there is a useful spacious landing offering an area in which to

work from home. The family bathroom is located on the first floor and two bedrooms, both with wardrobes, whilst one also benefits from an en-suite shower room. The top floor comprises a large bedroom with ample storage and a further en-suite shower room. Views over the village towards the church can be enjoyed.

The gardens wraparound the property to three sides and are well-established with landscaped box hedging and mature shrubs. A side gate from the patio terrace conveniently leads to the parking area where there is an allocated parking space and the garage.

Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular

primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike. Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Tenure & Services

We understand the property is Freehold with electric heating, mains drainage and water.

Directions

From Sherston village centre by The Rattlebone Inn, head up Court Street for about a 1/4 mile. Turn right opposite the school into Strongs Close and take the first left into the cul de sac. Take the second right hand driveway into the garage area to locate the parking for the property and the side gate directly in front. The property can also be accessed via Manor Close. Postcode SN16 0NU. What3words: ///heave.rock.puddings

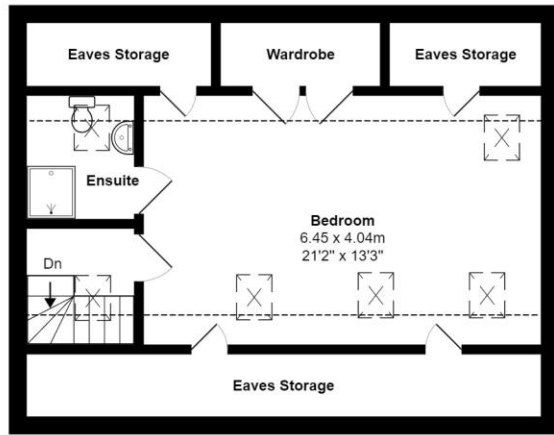
Local Authority

Wiltshire Council

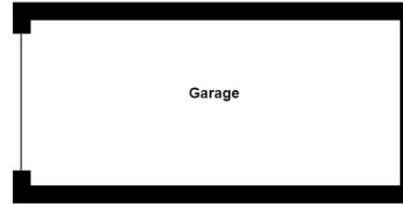
Council Tax Band

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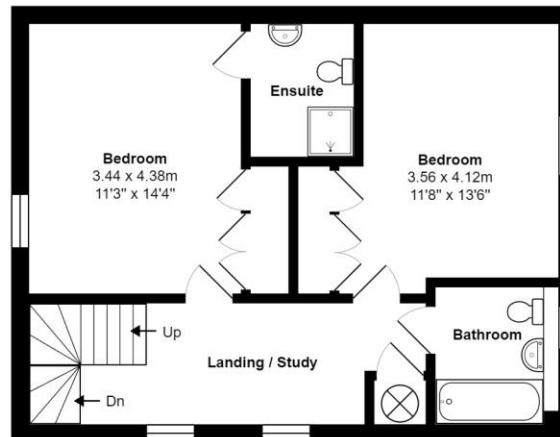
Second Floor



(Not measured or shown in actual location)



Ground Floor



First Floor

Total Area: 161.1 m² ... 1734 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	70
(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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