



JAMES PYLE & CO.

Partridge House, Pinkney, Malmesbury, Wiltshire, SN16 0NZ

Individual detached house
 4 double bedrooms
 Bathroom, 2 en-suites and downstairs WC
 Large dual-aspect living room with wood-burner
 Impressive open plan kitchen/dining room
 Study and utility room
 South-facing garden with garden studio
 Double garage and off-street parking
 Walking distance to Sherston village



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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: £950,000

Approximately 1,939 sq.ft.

‘Set within a rural hamlet just outside of Sherston, an individual detached house with superbly configured 4 double bedroom accommodation’



The Property

Partridge House is an individual detached house located in the rural hamlet of Pinkney just 1 mile from the centre of Sherston and amenities. The property has been superbly maintained and upgraded by the current owners, including a remodelled open plan kitchen/dining room, new windows, and external landscaping. The property offers sizable accommodation extending to 1,939 sq.ft plus a double garage externally.

The ground floor configuration has been designed with social layout and flows superbly. The open plan kitchen/dining room is an impressive room with a large island at the centre and adjoining breakfast bar, illuminated by internal cupboard lighting and an LED hanging planter feature above. The kitchen is fitted with work oak worktops, integrated dishwasher and double Belfast sink. Creating a lovely ambience to the dining end there is an electric fire set in the wall. Oak herringbone flooring spans over the hallway leading to the dual-aspect living room. The living room features an inset wood-burner for a cosy

aspect and bi-fold doors opening to a sun terrace perfect for the summer months. Off the hallway, there is a second reception room currently utilised as a home office, built-in storage and a downstairs WC. Adjoining the kitchen there is a utility room with rear access. On the first floor there are four double bedrooms. The family bathroom is fitted with a bath while two of the bedrooms benefit from en-suite shower rooms. The principal bedroom is a particularly large room enjoying a dual-aspect. Lovely views from the rear aspect look out across the neighbouring Pinkney Park Estate land.

To the side of the property, a gated driveway opens to a private parking area in front of the double garage. The garage has lighting, power and a newly installed electric rollover doors. The south-facing garden has been the subject of thoughtful landscaping creating several secluded areas to enjoy within it. These areas include a large patio terrace off the back of the house with pergola to one side which has a BBQ alcove, stone seating and an integral store/shed. A further sheltered sitting area at the bottom of the garden sits over timber decking and beside a

garden studio. The studio has power connected whilst external lighting features around the garden. The garden is an enchanting wander over a meandering lawn bound by well-established colourful borders of shrubs and trees.

Situation

Pinkney is a small hamlet and community located about 1 mile east of the sought-after village of Sherston, surrounded by beautiful Cotswold countryside with an array of pretty stone cottages and houses. Sherston is a lively village which has many facilities within a 20 minutes' walk including a popular primary school, doctors' surgery and pharmacy, superb shop and post office, pub, restaurant and a café/shop. There are a host of societies and clubs offering entertainment and social events for young and old alike which engulf the adjoining villages including Pinkney. The market towns of Malmesbury and Tetbury are close by within a 10-minute drive and offer a wide range of services and shops including Waitrose and Tesco supermarkets and many other facilities.

Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble. There is also a bus service travelling from Malmesbury to Yate which stops at Pinkney with daily school buses to the 'outstanding' Malmesbury Secondary school.

Tenure & Services

We understand the property is Freehold with oil fired central heating, shared treatment sewage plant, mains water and electricity.

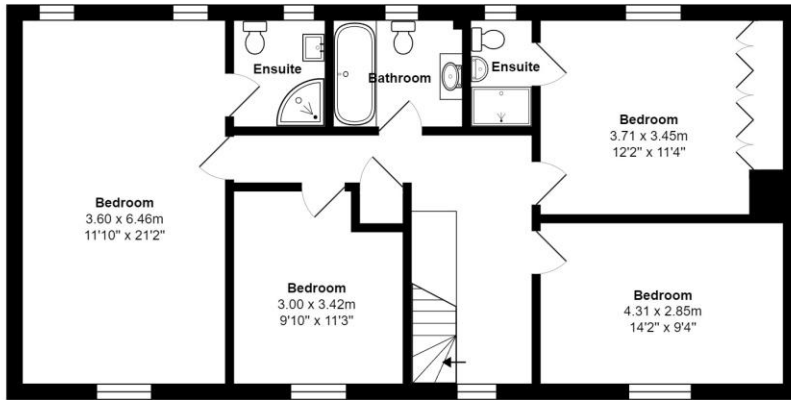
Directions

From Sherston, leave the village following the B4040 towards Malmesbury. Enter Pinkney and at the bottom of the dip, locate the property on the right hand side. Postcode SN16 0NZ. What3words: ///reward.watchdogs.suffix

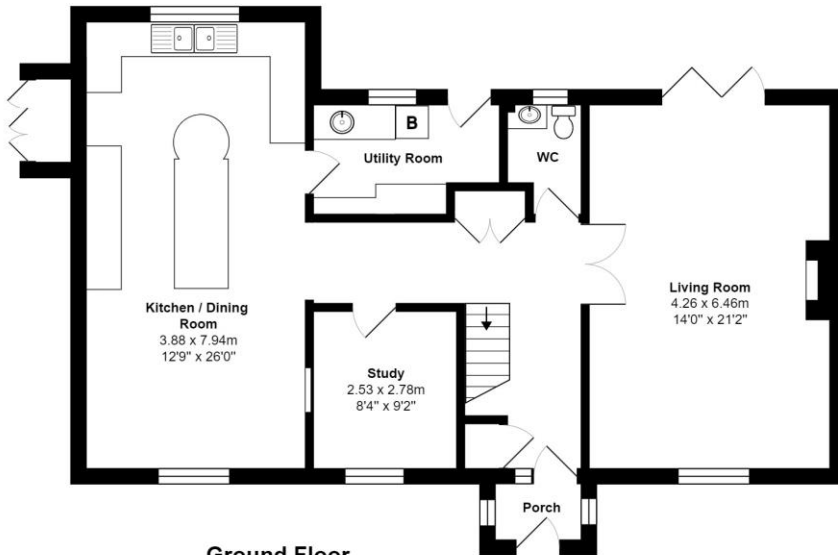
Local Authority
 Wiltshire Council

Council Tax Band
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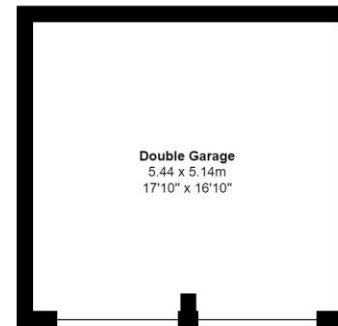




First Floor



Ground Floor



House Area: 180.2 m.sq ... 1939 sq.ft

Total Area: 208.1 m² ... 2240 ft²

All measurements are approximate and for display purposes only



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