



JAMES PYLE & CO.



Tally House, Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Detached modern house
 Prime village location
 Extended accommodation
 5 bedrooms
 Bathroom, 2 en-suites and downstairs WC
 Spacious open plan kitchen, dining, family room
 Living room with fireplace
 Private parking and double carport
 South-facing 70m long garden backing onto countryside
 No 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: £735,000

Approximately 1,586 sq.ft.



‘Located in the sought-after village of Sherston, an individual detached house complete with a south-facing 70m long garden, double carport and parking’

The Property

Tally House is an individually designed detached house located on a quiet lane which runs parallel to the thriving High Street of the sought-after village of Sherston. The property was constructed in c.2007 and later extended offering five bedroom accommodation of 1,586 sq.ft. The ground floor opens to an entrance hall with WC and utility room off. The living room is arranged to the side with double doors flowing out to the south-facing garden and an open fireplace. The kitchen has been re-designed as open plan to the dining room and a family room, creating a large room ideal for modern family life. On the first floor, there is generous accommodation comprising five bedrooms, two en-suite shower rooms, and a family bathroom.

Accessed over a shared driveway with the neighbouring property, there is plenty of private off-street parking to the front in addition to the double carport. The garden is

an excellent addition, reaching 70m in length gently descending towards the surrounding countryside and the infant River Avon valley. The garden is bound by mature hedging offering a good degree of privacy, and is landscaped over three terraces of lawns and patio.

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

oil fired central heating, septic tank drainage, mains water and electricity.

Directions

From Sherston High Street head towards Malmesbury passing The Rattlebone Inn and then immediately turn right onto Noble Street. Then take the next right into Grove Road to locate the property half way along the lane on the left hand side. Postcode SN16 0NF. What3words: ///migrate.moved.otter

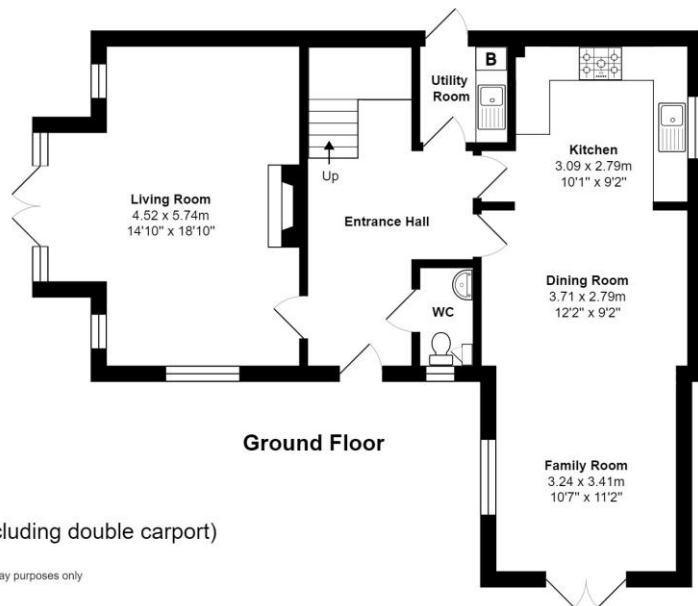
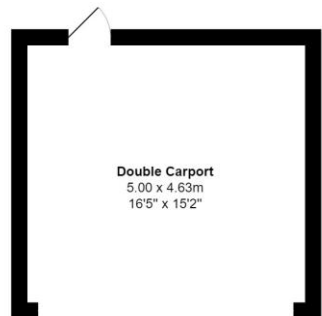
Local Authority

Wiltshire Council

Council Tax Band

F





Total Area: 147.4 m² ... 1586 ft² (excluding double carport)

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