



JAMES PYLE & CO

5a Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Detached house
Beautifully updated interior
4 bedrooms

Triple-aspect drawing room with 9ft ceiling and
Bath stone fireplace
Bespoke Parlour Farm kitchen/breakfast room
Bathroom and en-suite
Large converted outbuilding/studio
Garage and parking
Landscaped garden
No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £785,000

Approximately 1,960 sq.ft.

‘A very deceptive individual detached house with beautifully upgraded interior and a large outbuilding/garden studio’

The Property

This deceptive house is ideally located along a quiet lane just a short walk from Sherston High Street and a broad range of amenities. Constructed in the 1980s by a local builder of an individual design, the property offers surprisingly spacious accommodation of over 1,500 sq.ft with the excellent addition of a large outbuilding offering a further 240 sq.ft. The property was built with stone-mullion windows and drip mould hoods as well as internal characterful features. In recent years, the current owners have undertaken a number of upgrades including all new flooring throughout, updated bathrooms and brand new kitchen. The accommodation is beautifully finished and light and airy.

The ground floor opens to an entrance hall with a galleried staircase. Off the hallway there is a downstairs WC and utility room with rear access. The eye is drawn immediately to the magnificent reception room arranged to the front, benefitting from a triple-aspect, 9ft high ceilings and a wood-burning stove set within a Bath stone fireplace. Engineered oak flooring continues to a study/snug area. The kitchen/breakfast room is equally a delightful room having been refitted with limestone flooring and a bespoke Parlour Farm kitchen of

solid timber units beneath a beautiful Iroko worktop. Integrated appliances include a dishwasher and microwave. Sliding doors flow out to the rear garden. On the first floor, there are four bedrooms and two large cupboards. Both the main bathroom and en-suite shower room have been refitted.

The outbuilding is located at the foot of the garden and offers additional accommodation for a range of needs including a home office, gym or even an occasional bedroom. Entered through ornamental double timber doors, the layout comprises a large 20ft room with adjoining WC. The outbuilding has been fully converted complete with down lighting and power.

A paved driveway provides private parking in front of the garage. The garage has a loft over, lighting and power. There is a front garden laid to lawn beside the garage. The secluded rear garden has been landscaped with a patio terrace off the kitchen, a raised lawn with curved edging and borders, whilst behind the outbuilding there is an additional area of garden.

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, mains drainage, water and electricity. A water softener is installed.

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 right hand side. Postcode SN16 0NF. What3words: ///weeks.thudded.reverted

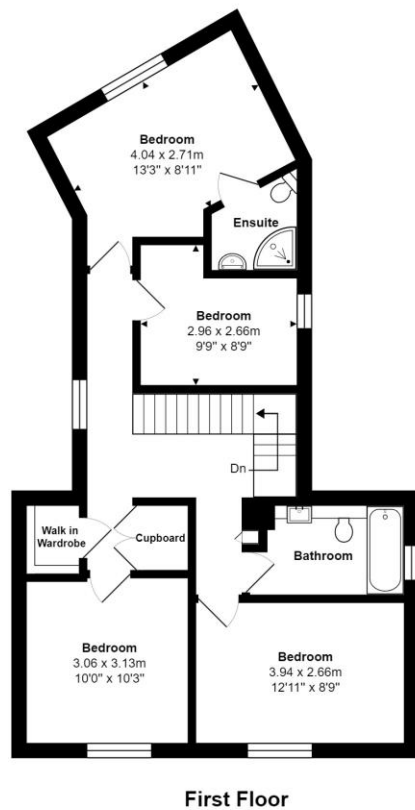
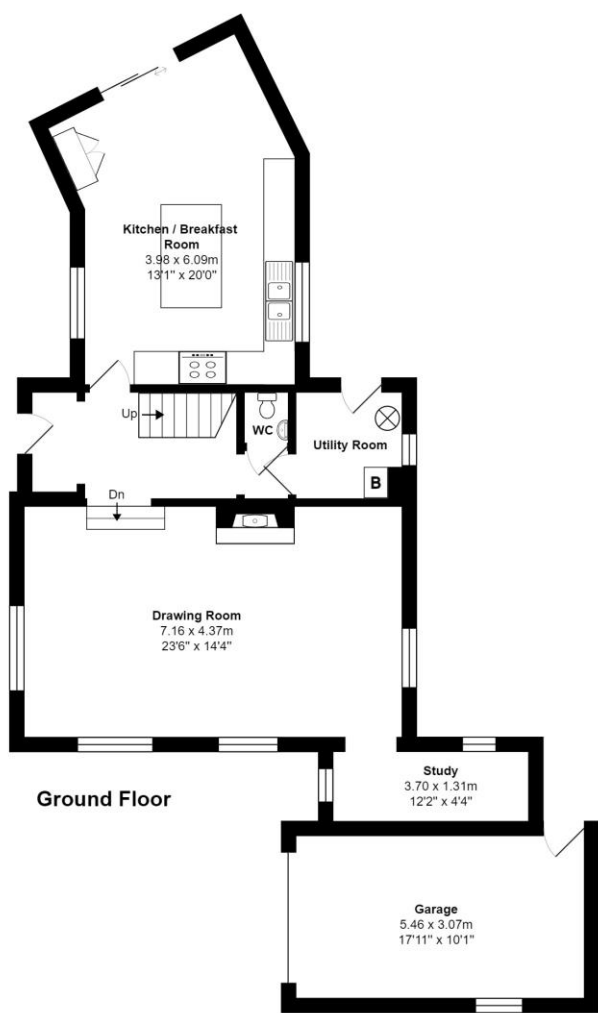
Local Authority

Wiltshire Council

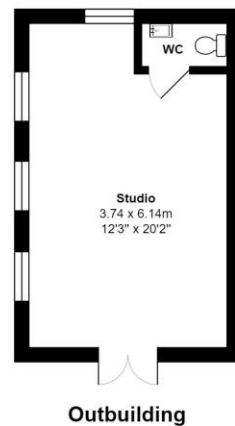
Council Tax Band

F





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Main House Area: 141.2 m.sq ... 1520 sq.ft.

Total Area: 182.1 m² ... 1960 ft²

All measurements are approximate and for display purposes only



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