



JAMES PYLE & CO.

Windrush, Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Substantial detached house
 Excellent scope to modernise and evolve
 Mature 0.25 acre plot
 Lovely valley views and south-facing aspect
 4 bedrooms, 3 reception rooms
 Stable block with potential to convert to
 annexe/offices
 Two garages and private parking
 Easy walking distance to village centre
 No chain



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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: £895,000

Approximately 3,233 sq.ft. including outbuildings

‘A fantastic opportunity to modernise and evolve an individual detached house in this highly sought-after village’

The Property

Windrush is an individual detached property located in a superb elevated quiet position in the highly sought after village of Sherston. Set within a mature 0.25 acre plot, the property boasts a large garden gently sloping to the rural valley below. Windrush was architecturally designed and built in 1976 and is available to the market for the first time since. The property has been well-maintained and offers the new owners enormous scope to put their stamp on it and evolve the house further. The accommodation has been thoughtfully designed with large bay windows taking full advantage of the views and south-facing aspect. The substantial accommodation extends in all to around 2,247 sq.ft. enhanced further by a range of useful outbuildings.

The ground floor layout includes two large reception rooms and a kitchen/breakfast room. The living room's entire southerly aspect is glazed windows and sliding doors allowing an uninterrupted outlook across the garden and beyond. There is also a wood-burning stove within the living room. Stairs up

from the living room lead to a further reception room located on the first floor which has an outstanding far-reaching view. This superb view is also benefited from the main bedroom. There are three further bedrooms on the first floor and a family bathroom. Completing the ground floor, there is a WC and separate utility room with access to the integrated garage.

In addition to the integrated garage, there is a further garage beside the private driveway at the front of the property. At the foot of the garden there is a former stable block comprising two loose boxes, tack room and larger storeroom. The whole (400 sq.ft.) has excellent potential to be created into an annexe, home office or gym (subject to planning). There is also a garden store situated beneath a fantastic elevated seating terrace. The gardens are landscaped over several terraces of lawn leading down to the lovely view aspect.

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, private drainage, mains water and electricity.

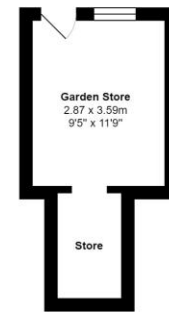
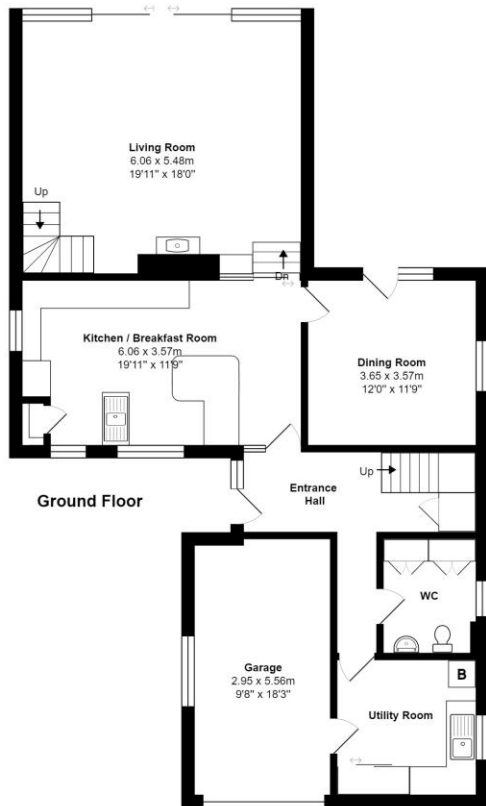
Directions

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: ///syndicate.gathers.estuaries

Local Authority & Council Tax Band

Wiltshire Council and G

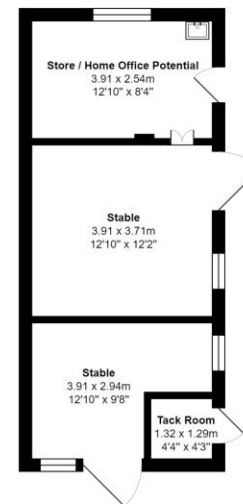




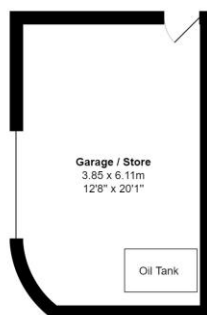
Lower Ground Floor



Outbuilding
Area: 37.2 m² ... 400 ft²



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(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: 208.8 m.sq. ... 2247 sq.ft

Total Area: 300.3 m² ... 3233 ft²

All measurements are approximate and for display purposes only



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