



JAMES PYLE & CO.



106 Avenue De Gien, Malmesbury, Wiltshire, SN16 9GY

Detached family house  
Extended and thoughtfully reconfigured  
Spacious, generously proportioned rooms  
4 bedrooms, 2 bathrooms  
Living room with bi-fold doors  
Open plan kitchen/dining/family room  
Easy to maintain landscaped garden  
Driveway parking and garage with power  
Lovely outlook overlooking a large green



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £650,000

Approximately 1,436 sq.ft excluding garage

‘With a lovely open outlook overlooking a large green and tucked away at the end of a no-through road, this detached house has been thoughtfully extended and reconfigured creating a well-proportioned family sized house’

### The Property

This detached house occupies a superb position overlooking an extensive green tucked away at the far end of this no-through road within a popular residential area conveniently close to Dyson HQ. The property has been extended and reconfigured by the present owners creating an excellent family home boasting a thoughtfully designed, spacious layout. The accommodation is beautifully presented extending to around 1,436 sq.ft.

The ground floor accommodation includes a large 22ft living room with bi-fold doors spilling out to the rear garden. At the heart of the home there is kitchen/dining/family room which also boasts excellent proportions and connects to the garden through patio doors. The kitchen is arranged around a central island and features integrated appliances. Off the entrance hall there is a useful utility room

with adjoining downstairs WC. On the first floor, a large landing serves four bedrooms. Two bedrooms have the benefit of private en-suite shower rooms whilst the family bathroom is positioned off the landing.

At the rear, the west-facing garden has been landscaped perfectly for easy low maintenance laid mostly to patio terrace with raised timber borders. Within the corner there is a timber bar to enjoy! To the side of the property, there is driveway parking for two cars. The garage has power connected and provides eaves storage above.

### Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by



Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

### Additional Information

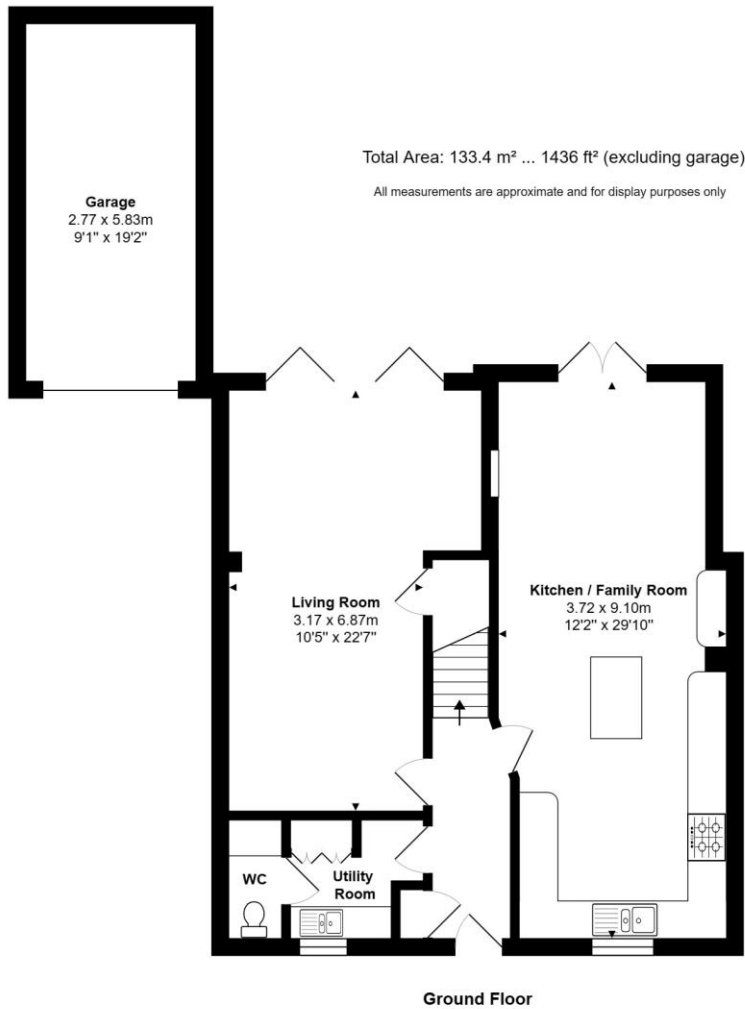
We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. Superfast broadband is available and there is excellent mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information.

Wiltshire Council Tax Band D.

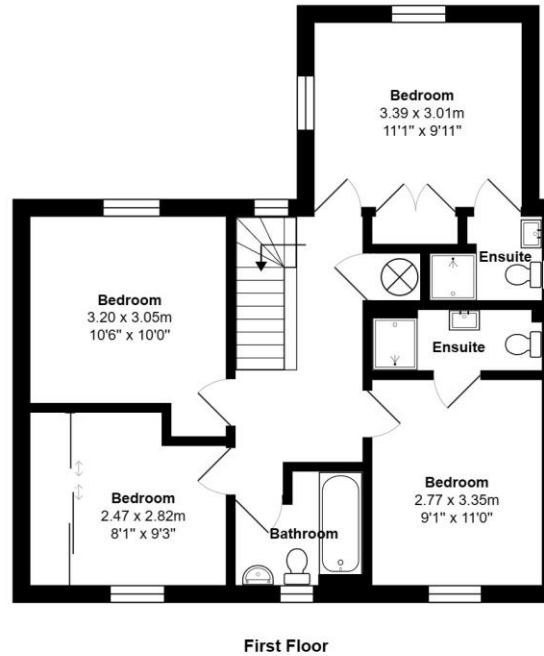
### Directions

Follow Gloucester Road from the centre of Malmesbury and proceed straight over the three consecutive mini-roundabouts. Head up Tetbury Hill and take the last right hand turn into Avenue De Gien, opposite Dyson HQ. Follow the road all the way around to locate number 106 in the very far right hand corner. Postcode SN16 9GY  
What3words: ///living.disposing.divisible





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus)	<b>A</b>		88
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	79	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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