



JAMES PYLE & CO

**29 Strongs Close, Sherston, Malmesbury, Wiltshire, SN16 0NU**

Deceptively spacious modern house  
4 bedrooms  
Bathroom and 2 en-suites  
Kitchen/dining room  
Living room  
Newly converted loft  
Garage and parking  
Wraparound gardens  
Walking distance to amenities  
No onward 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: £480,000**

Approximately 1,585 sq.ft excluding garage



‘A deceptively spacious 4 bedroom modern house with the benefit of a recent loft conversion, garage, parking and wraparound gardens’

### The Property

This modern house is situated in the highly sought after village of Sherston within a select development of similar homes all built around 2005 by Bryant Homes. In recent years, the property has been largely extended with a loft conversion creating a fourth bedroom suite and upgraded with modern electric heating. Number 29 occupies a corner plot and therefore has a better than average garden to the side and rear plus it has the benefit of its own garage and allocated parking space.

The accommodation is well-proportioned spanning over three floors extending to around 1,585 sq.ft. The ground floor comprises a spacious entrance hall with WC off and double doors leading to a good-sized sitting room with windows overlooking the garden. At the rear, the modern fitted kitchen is open plan to the dining room which has doors opening to the rear garden. On the first floor, there are three bedrooms, one of which with an en-suite shower room and fitted

wardrobes, plus a family bathroom off the landing. The new principal bedroom suite occupies the entire top floor comprising a large bedroom, dressing room and en-suite shower room.

The front of the house is tucked away accessed by a residents only path leading from the parking area. The side and rear gardens are lawned and paved respectively with convenient rear access onto Manor Close. The property has the benefit of a garage and its own allocated parking space.

### 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.

### Additional Information

We understand the property is Freehold with electric heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some limitations to mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band D.

### Directions

From the centre of Sherston and The Rattlebone Inn head up Court Street for 1/4 mile and opposite the school, turn right into Manor Close. Turn left into Strongs Close and locate the pedestrian access to No.29 immediately to the right. The garage/parking is located further into Strongs Close on the next right hand drive.

Postcode SN16 0NU

What3words:

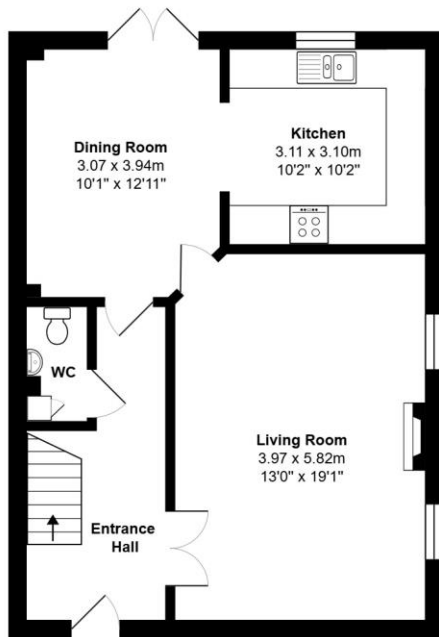
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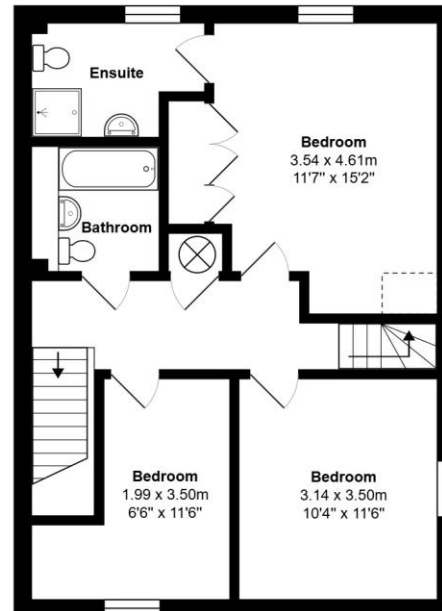


Total Area: 147.3 m<sup>2</sup> ... 1585 ft<sup>2</sup>

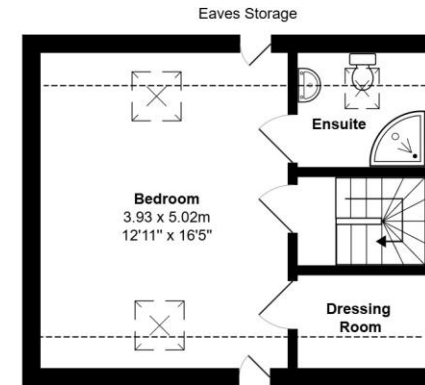
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor

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