



JAMES PYLE & CO

**Buffdown View, Easton Grey, Malmesbury, Wiltshire, SN16 0PL**

Semi-detached Cotswold stone cottage  
Requires renovation  
Exceptional well-established garden of 0.50 acres  
3 bedrooms  
2 reception rooms  
Peaceful village setting  
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

**Offers in excess of £400,000**

Approximately 1,400 sq.ft

‘Situated within this peaceful village, a semi-detached Cotswold stone cottage requiring renovation coupled with a superb 0.50 acre garden’



### The Property

Buffdown View is a charming semi-detached Grade II Listed Cotswold stone period cottage situated within the village of Easton Grey near Malmesbury. The cottage is positioned within a glorious peaceful elevated setting on the edge of the village with a wooded backdrop and set within an exceptionally large garden of around 0.50 acres. Offering accommodation of around 1,400 sq.ft, the property now requires comprehensive renovation but offers excellent opportunities for improvement and modernisation. The current accommodation is arranged over two floors to include two reception rooms with a kitchen and ground floor shower room extension, whilst on the first floor there are three bedrooms and an ante-room study. The gardens are a significant feature of the cottage arranged largely to the rear with a small front enclosed garden. The gardens are well-established comprising lawns, mature shrubs and a small copse to the side. There is on street parking available just a short walk up the lane. There is scope to create private off-street parking subject to planning.

### Situation

Easton Grey is a picturesque unspoilt village surrounded by Wiltshire countryside with the River Avon running through the centre and located only 3 miles from Malmesbury. The larger village of Sherston is only 2 miles away with a village shop, 2 pubs, café, doctors and primary school. 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 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 oil fired central heating, mains electricity and water. There is a shared sewage treatment plant between 12 properties with maintenance, electricity, and insurance contribution costs split. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available and there is limited mobile phone coverage. Information taken from the Ofcom broadband and mobile checker website, please see the website for more information. Wiltshire Council Tax Band D.

### Method of Sale/Offers

All interested parties are invited to submit their offer to purchase by close of business on the Wednesday 4th September. Offers can be submitted in person, by email or letter to the agents for discussion thereafter with the sellers.

Dependent on the level of interest, negotiations may continue after this date to establish the most favoured buyer.

The cottages are available to purchase individually, or alternatively as a whole with potential to create one property (subject to planning).

### Directions

From Malmesbury, follow the B4040 towards Sherston. After approximately 2 miles, take the left hand turn to Easton Grey. Descend into the village and take the first left hand turn where on street parking is available. The cottage is located on the left hand side shortly after.

Postcode SN16 0PL

What3words: ///lonely.joys.bristle

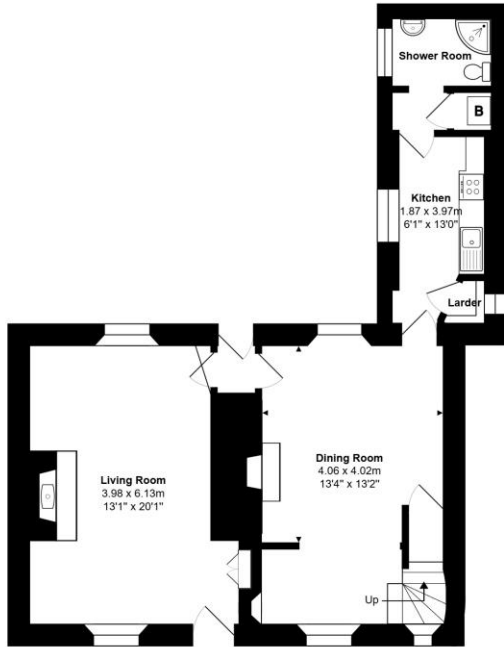


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

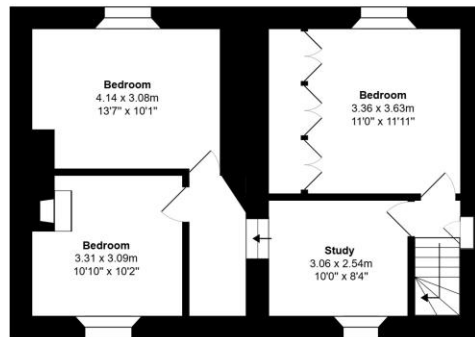


Total Area: 130.0 m<sup>2</sup> ... 1400 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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