



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

Individual, architect designed detached house
Generous proportions with underfloor heating
3 double bedrooms, all with en-suites
Living room with wood-burner
Aga kitchen/dining room
Triple garaging with room over
Ample private parking
Easy short walk to the village centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £850,000

Approximately 2,785 sq.ft including garaging

‘Backing onto fields with wonderful countryside views, this extended semi-detached period cottage offers beautifully presented family-sized accommodation’

The Property

Architect designed and individually built in 2002, Conifers is a substantial detached house situated within the desirable village of Sherston and just a short easy walk to the High Street and a range of amenities. Filled with natural light, clean lines and boasting superb proportions, the property is coupled with an excellent triple garage with hobby room over. The principal house accommodation extends to around 1,926 sq.ft. and benefits from underfloor heating throughout.

The ground floor opens to a magnificent reception hall with a high vaulted ceiling and galleried staircase rising. A convenient cupboarded houses coats and shoes beside a downstairs WC. The principal rooms are dual-aspect with sliding glazed doors to the garden and include a kitchen/dining room and living room. The kitchen/dining room is fitted with timber units, an Aga, integrated appliances and has a utility room separate. The living room features a wood-burning stove. The generous bedroom accommodation comprises three

double bedrooms all with accompanying private en-suites. The main bedroom has ample fitted wardrobes and a full bathroom with shower and bath.

The triple garage is an excellent addition and a rarity to the village. Complete with a hobby room/office over, the outbuilding presents the potential for an annexe conversion, subject to any necessary planning. There is private off-street parking for numerous vehicles over the driveway front. The pleasant gardens wraparound Conifers predominately to the front and rear and are presented for easy low maintenance comprising mainly of patio terraces and flower bed borders.

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

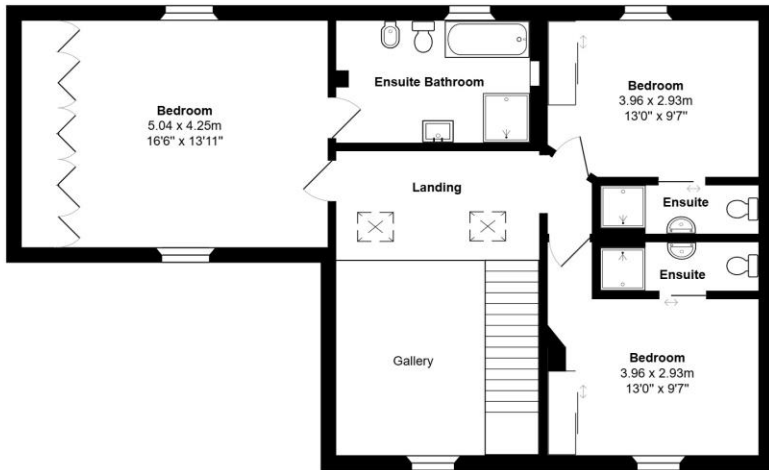
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

Directions

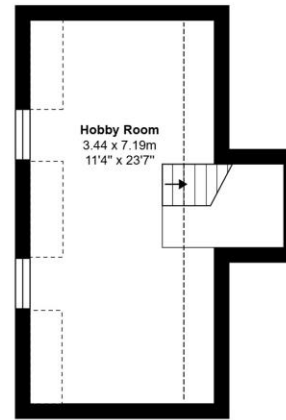
From Sherston High Street head towards Malmesbury passing The Rattlebone Inn and then immediately turn right onto Noble Street. Then take the next right into Grove Road to locate the property shortly after on the right hand side.

Postcode SN16 0NF
What3words: ///likely.explained.topics

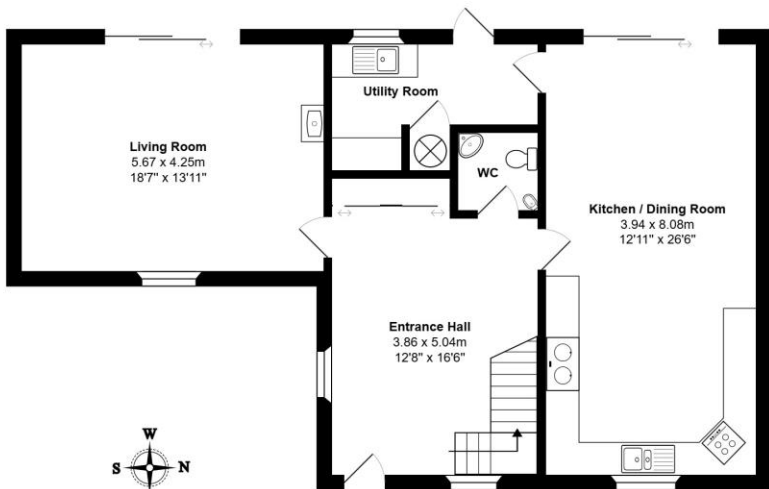




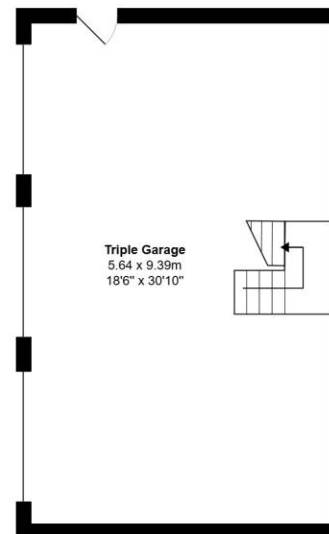
First Floor



First Floor Over Garage



Ground Floor



House Area: 179.0 m.sq. ... 1926 sq.ft.

Total Area: 258.7 m² ... 2785 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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