



JAMES PYLE & CO.



24 Wheeler Way, Malmesbury, Wiltshire, SN16 9GD

Detached modern house
4 double bedrooms, 2 bathrooms
Light filled kitchen/family room
2 further reception rooms
Private driveway and garage with workshop
Westerly landscaped garden
Sought-after development on the edge of town
Walking distance to the town centre and amenities



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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: £650,000

Approximately 1,502 sq.ft excluding garage & workshop

‘With immaculate, light-filled accommodation, this detached house offers family-sized 4 bedroom accommodation, private parking and a garage with workshop’



The Property

This detached modern home offers immaculately presented family-sized accommodation and is situated on the highly sought after Filands development located towards the rural outskirts of Malmesbury.

Extending in all to over 1,500 sq.ft, the ground floor includes a desirable kitchen/family room at the heart of the home, filled with light from a dual-aspect and Velux windows. The kitchen is well-equipped with fitted appliances set around a island unit. The kitchen has patio doors opening to the garden whilst the cosy living room also features double doors to the garden. Completing the ground floor there is a separate study, WC and a useful cupboard with plumbing for washing machine and other appliances. Stairs lead up to a spacious landing which serves four double bedrooms and a family bathroom benefitting from a separate shower and bath. The principal bedroom features fitted wardrobes with

sliding mirror doors and an en-suite shower room off.

The property has private tandem parking for two vehicles to the side leading to the good-sized detached garage which has a versatile workshop at the rear. There is ample scope to convert the workshop fully into a home office suite as others have done within the development. Having been wonderfully landscaped with raised decking, patios and a lawn, the garden is larger than average size within the development with a westerly aspect.

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

The property is Freehold with mains gas central heating, mains drainage, water and electricity. There is an annual management fee of £186.85 (Apr 24 - Mar 25) payable to Green Square contributing to the maintenance of communal areas within the development. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom

mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band F.

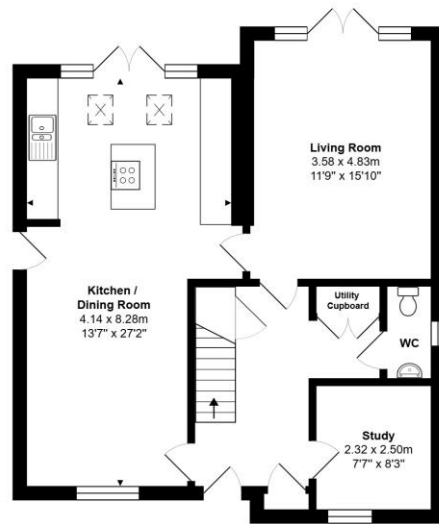
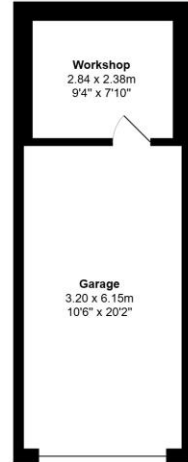
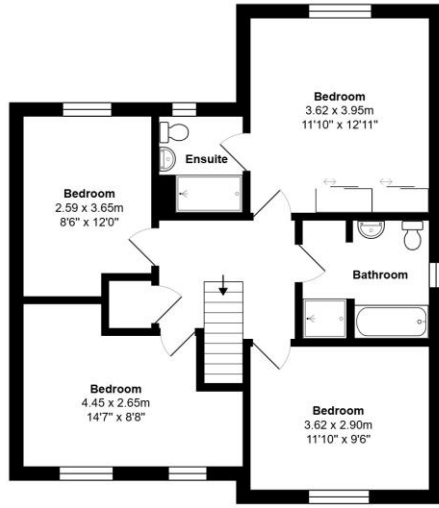
Directions

Enter the Filands development from the B4014 into Snell Avenue. Bear right and take the third right hand turn onto Wheeler Way. Continue around the corner bearing left and then locate number 24 on the right hand side.

Postcode SN16 9GD

What3words: ///nightlife.breeze.traps





Total Area: 139.5 m² ... 1502 ft² (excluding garage and workshop)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B	85	
(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	



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