



JAMES PYLE & Co.



**Apple Wood House, Noble Street, Sherston, Wiltshire, SN16 0NA**



Detached individual bungalow  
Full planning permission to demolish and build a substantial replacement house  
Well-established plot of 0.25 acres  
Sought-after village location  
Short level walking distance to amenities  
Requires renovation  
Double garage and private parking  
No onward chain  
Submit offers by 23rd May



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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: £700,000**

Approximately 1,510 sq.ft excluding garage



‘Set within a well-established plot of 0.25 acres, this detached individual bungalow has full planning consent to demolish and constructed a substantial 6-bedroom house’

### The Property

Apple Wood House is a sizable 1970's built bungalow, set within an excellent position within a short walk of the centre of the sought after village of Sherston. The property occupies a large mature plot of around 0.25 acres complete with generous private parking and a double garage within the basement of the house. The property requires renovation and has ample potential plus Full Planning Consent to demolish it and erect a large replacement detached house.

In November 2022, planning was granted (ref: PL/2022/04650) to construct a replacement dwelling comprising a substantial 6-bedroom house. The approved plans include three reception rooms, a large open plan kitchen/dining room, a study and a guest bedroom with en-suite. Whilst upstairs, there would be five further bedrooms, a dressing room to the large main bedroom, 3 en-suites and a family bathroom. A basement level would provide an additional large reception room and storage space.

As it currently stands, the bungalow offers spacious accommodation of over 1,500 sq.ft comprising two

receptions, a kitchen, utility room, three double bedrooms, bathroom and further WC. The well-established gardens wraparound the property to the southerly and westerly elevations benefitting from a sunny aspect.

### Situation

The property is located within a short two minute mainly level walk of the centre of the beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses. Sherston is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds and has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, large village store and post office, coffee shops, hairdresser, 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 needs 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 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. The property owns the driveway to the right, over which the neighbour at the rear has a vehicular and pedestrian right of access. Full Planning Consent was granted (ref: PL/2022/04650) to construct a replacement dwelling comprising a substantial 6-bedroom house. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom

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

### Method of Sale/Offers

All interested parties are invited to submit their offer to purchase by close of business on the 23rd May. 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.

### Directions

From Sherston High Street, head towards Malmesbury and just after the Rattlebone Inn take the right hand turn onto Noble Street. Proceed down the road and at the right hand junction to Grove Road, locate the property on the right. Postcode SN16 0NA  
What3words: ///untruth.lives.throw







Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		72
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(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: 140.3 m<sup>2</sup> ... 1510 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



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