



JAMES PYLE<sup>CO</sup>



**50 Wheeler Way, Malmesbury, Wiltshire, SN16 9GD**

Detached family house  
Superb, spacious configuration  
Front and rear gardens  
4 double bedrooms  
Light-filled kitchen/family room  
3 further reception rooms  
Converted home office  
Bathroom and 2 en-suites  
Garage and driveway parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £685,000

Approximately 1,753 sq.ft excluding garage and home office



‘This superb detached family house is set within front and rear gardens offering spacious light-filled accommodation internally plus a newly converted home office’

### The Property

Boasting both front and rear gardens, this beautifully appointed detached house was constructed in 2018 by Bloor Homes as part of the excellent Filands development situated on the edge of Malmesbury. The property is superbly configured for family living providing ample reception space and a social layout. The accommodation is light and airy, well-presented and extends to around 1,753 sq.ft.

The ground floor opens to a spacious entrance hall with a WC off and under stairs storage. The living room has a front bay window and opens to a reconfigured versatile play room with patio doors flowing out to the garden. Double doors connect to the kitchen/family room which is the heart of the home. With plenty of natural light being provided through skylights and patio doors and windows, this sizable room has a lovely outlook over the garden. The kitchen is arranged around a peninsula unit complete with integrated appliances and a separate utility room adjoining. The utility room has convenient side access in from the driveway. Completing the ground floor, there is a front study. On the first

floor, there are four double bedrooms, two of which with en-suites, whilst the main bathroom is situated off the spacious galleried landing.

The principal accommodation is enhanced further by the fantastic addition of a fully converted and insulated home office, accessed via the garden and located at the back of the garage. The office has spotlights, electric heating and power connected.

Number 50 has the wonderful advantage of both front and rear gardens. The front garden consists of a lawn with mature shrub borders and specimen trees. The rear garden has a sunny south-east aspect and is terraced into two lawned areas divided by timber sleepers. Off the back of the house there is a patio terrace and a further decked seating area in the corner beneath a pergola. To the side of the house, there is a tandem driveway providing private off-street parking leading up to the garage which has power connected and eaves storage above.

### 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, a 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). There are many local footpaths and bridleways and the area is well served for cultural and sporting interests. There are theatres in Bath, Bristol and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are available at the Cotswold Water Park in South Cerney.

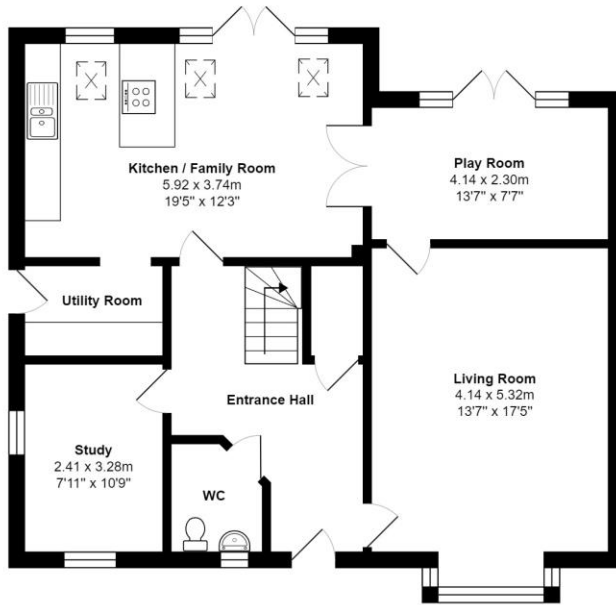
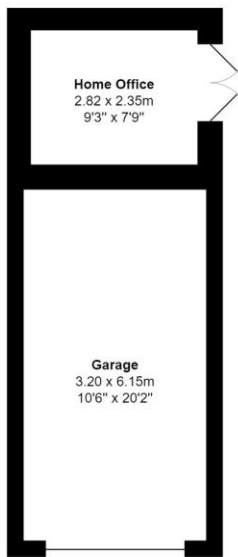
### Additional Information

The property is Freehold with gas-fired central heating, mains drainage, water and electricity. There is a service charge of £186.85 p/a for the development which is managed by Green Square. Ultrafast 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.

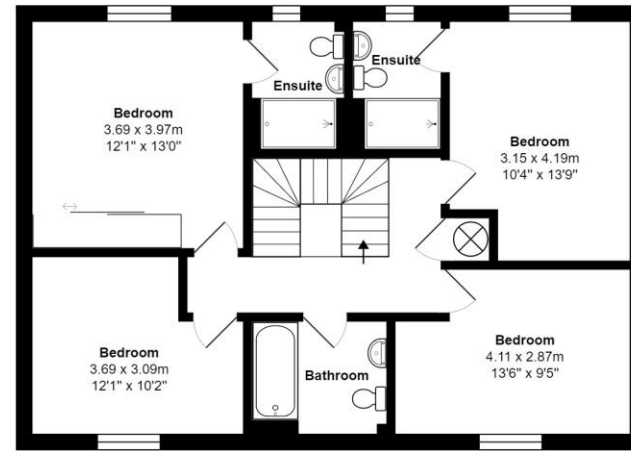
### Directions

Enter the Filands Development from the B4014 into Snell Avenue. Bear left, then follow the road straight passing the green to then turn right into Wheeler Way. Locate number 50 on the left hand side towards the far corner. Postcode SN16 9GD. What3words: ///sweeping.archives.whirlpool





Ground Floor



First Floor

Total Area: 162.8 m<sup>2</sup> ... 1753 ft<sup>2</sup> (excluding garage and home office)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	<b>A</b>		93
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(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	

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