



Wayside House, Christian Malford, Chippenham, Wiltshire, SN15 4BT

Impressive individual detached house
Built in 2018 to an excellent standard
4 double bedrooms, 4 bathrooms
3 reception rooms

Kitchen/dining room with integrated appliances
Double garage, EV charger and private
gated parking

Remainder of a RHI scheme and LABC warranty
Rural position with views over adjoining fields
Landscaped garden with sunny aspect
Air source heat pump and underfloor heating



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £875,000

Approximately 2,298 sq.ft excluding garage



‘This superb detached house was individually designed and built in 2018 completed with utmost care and attention to detail, set within a rural position overlooking fields’

The Property

Wayside House is an impressive natural stone detached house rurally located on the edge of the village of Christian Malford backing onto open fields. Individually designed and built by the present owners, the property was constructed in 2018 with the utmost care and attention to detail which was recognised by Wiltshire LABC who nominated the property for the West of England Building Excellence Award in 2019 within the Best Individual New Home category. The property boasts high specification finishes including an air source heat pump system, a 3-zone underfloor heating throughout the ground floor, and electric underfloor heating within the first floor bathrooms. Other benefits include the remainder of a RHI scheme which generates around £1,200 p/a and a LABC building warranty. Whilst enjoying a standalone position, there is a footpath beside the house which leads to the village centre and village shop through the fields.

The accommodation is superbly configured flowing from room to room on the ground floor. The whole extends to around 2,300 sq.ft arranged over two floors. An entrance hall opens to the ground floor and features a magnificent oak and glass finished staircase. The generous reception space includes a

living room with a fireplace and bi-fold inner doors connecting to a rear sitting room which is filled with natural light through a roof lantern and glazed bi-folding doors to the garden. The kitchen/dining room also features external bi-fold doors and internal double doors connecting to the sitting room. Finished with granite worktops and a large island breakfast bar, the excellent kitchen is well-equipped with integrated appliances including a double oven, steam and microwave oven, warming drawer, wine cooler, induction hob, dishwasher, fridge and a freezer. Adjoining the kitchen there is a matching utility room with side access and an internal door to the garage. Completing the ground floor layout there is a study and downstairs shower room. The bedroom accommodation is a particular feature comprising four double bedrooms all with en-suites and ample built-in storage. The principal bedroom has a walk-in dressing room alongside an en-suite shower room. Two bedrooms share a fantastic Jack & Jill style en-suite which has both a free-standing bath and shower unit. All of the en-suites are fitted with dual-sinks and have electric underfloor heating as well as a wet-system towel radiator. The bedroom which is located at the rear takes full advantage of the views with a Juliet balcony overlooking the adjoining farmland.

Externally, Wayside House has private parking for

several vehicles accessed through a five-bar gate. There is an EV charging point installed. The double garage has a rollover electric door and power connected internally. The garden is arranged to the easterly side of the house and benefits from an interrupted southerly aspect too. The garden has been beautifully landscaped with a raised seating terrace and steps down to a lawn bound by cottage style planted borders. Within the garden there is a summerhouse with power connected and a greenhouse with power also.

Situation

Christian Malford is considered to be one of the most sought after villages in North Wiltshire. It benefits from excellent amenities to include a highly regarded primary school, shop/post office, village pub, church, village hall and local recreation ground. Couple this with a thriving local community as well as access to Chippenham approx. 6 miles (mainline railway links to London Paddington) and Malmesbury 8 miles. The M4 Motorway is only 4 miles and communication by road is excellent with many different options. Larger towns/cities of Bath, Bristol & Swindon are within easy commuting distance. Both London Heathrow and Bristol (35

miles) airports are easily accessible for European and international travel. The highly regarded secondary schools of Hardenhuish and Sheldon in Chippenham can be accessed via bus from the village.

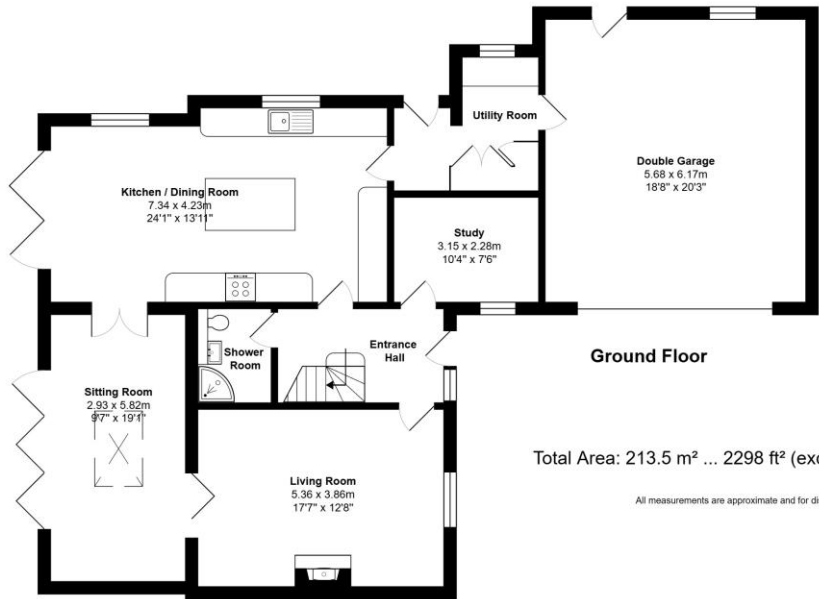
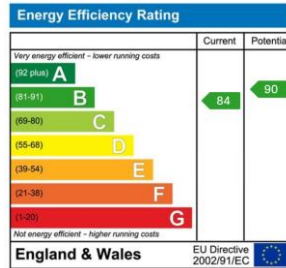
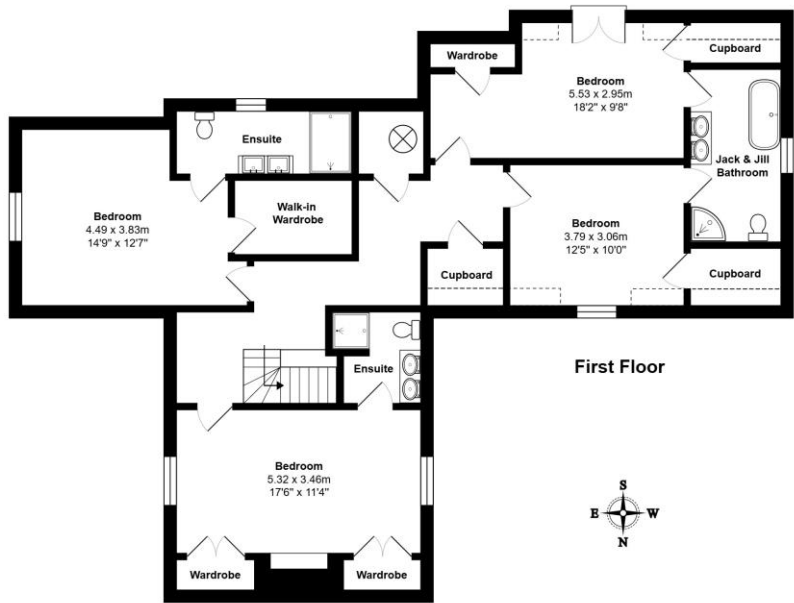
Additional Information

We understand the property is Freehold with air source heat pump central heating and underfloor heating through the ground floor, mains drainage, water and electricity. There is a rain water harvester system and a wired-in CCTV system. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band G.

Directions

From Sutton Benger, follow the B4069 towards Lyneham. Enter Christian Malford, continue past the right hand turn towards the village centre and locate the property on the right hand side as one of the last houses. Postcode: SN15 4BT. What3words: ///dabble.selects.expressed





James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577