



JAMES PYLE & Co.



Lower Winkworth, Lea, Malmesbury, SN16 9PG

Detached individual bungalow
Rural edge of village location backing onto fields
Kitchen/dining/family room with magnificent vaulted ceiling
Living room overlooking the garden
3 bedrooms plus 4th bedroom/office
South-west facing garden
Generous private off-street parking



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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

Guide Price £625,000

Approximately 1,166 sq.ft.



‘Occupying a good-sized plot backing onto fields, an individually designed detached bungalow set in the popular village of Lea’

The Property

Lower Winkworth is an individually designed and built detached bungalow located on the rural edge of the popular village of Lea. The property was designed with freedom of accessibility in mind connecting the accommodation to the garden superbly. In more recent years, the accommodation was enlarged with a rear extension.

The accommodation extends in all to 1,116 sq.ft. accessed through an entrance hall with fitted storage. At the heart of the home there is a magnificent kitchen/dining/family room with high vaulted ceiling. An additional spacious reception room overlooks the garden through sliding doors. The bedroom accommodation includes three bedrooms, plus an optional fourth bedroom or office. The main bedroom has double doors spilling out to the sunny garden. the bathroom has been updated as

a shower room with a matching additional separate WC to the side.

The property is entered off a quiet leafy lane opening to a gated driveway tarmacked for plenty of private parking and sits centrally within a good-sized plot. Laid to lawn with various seating areas, the principal garden area is arranged to the rear benefitting from a south and west aspect. The property backs onto pony paddocks for a lovely peaceful outlook.

Situation

Lea is a pretty and very sought after village situated approximately two and a half miles east of Malmesbury surrounded by beautiful Wiltshire countryside with a network of footpaths and bridleways, ideal for those who enjoy the outdoor life. Lea has an excellent Primary School, a very good public house with restaurant and a parish church.

Nearby Malmesbury, an ancient hilltop market town, is reputed to be the oldest borough in England. Today, the High Street has numerous independent shops, pubs and restaurants 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).

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

From Malmesbury Waitrose roundabout, follow the B4042 towards Brinkworth. Take the next left hand turn signposted to Lea. Proceed all the way through the village then take the last right hand turn opposite the school towards Winkworth Farm. The property is the first on the right.
Postcode SN16 9PG.

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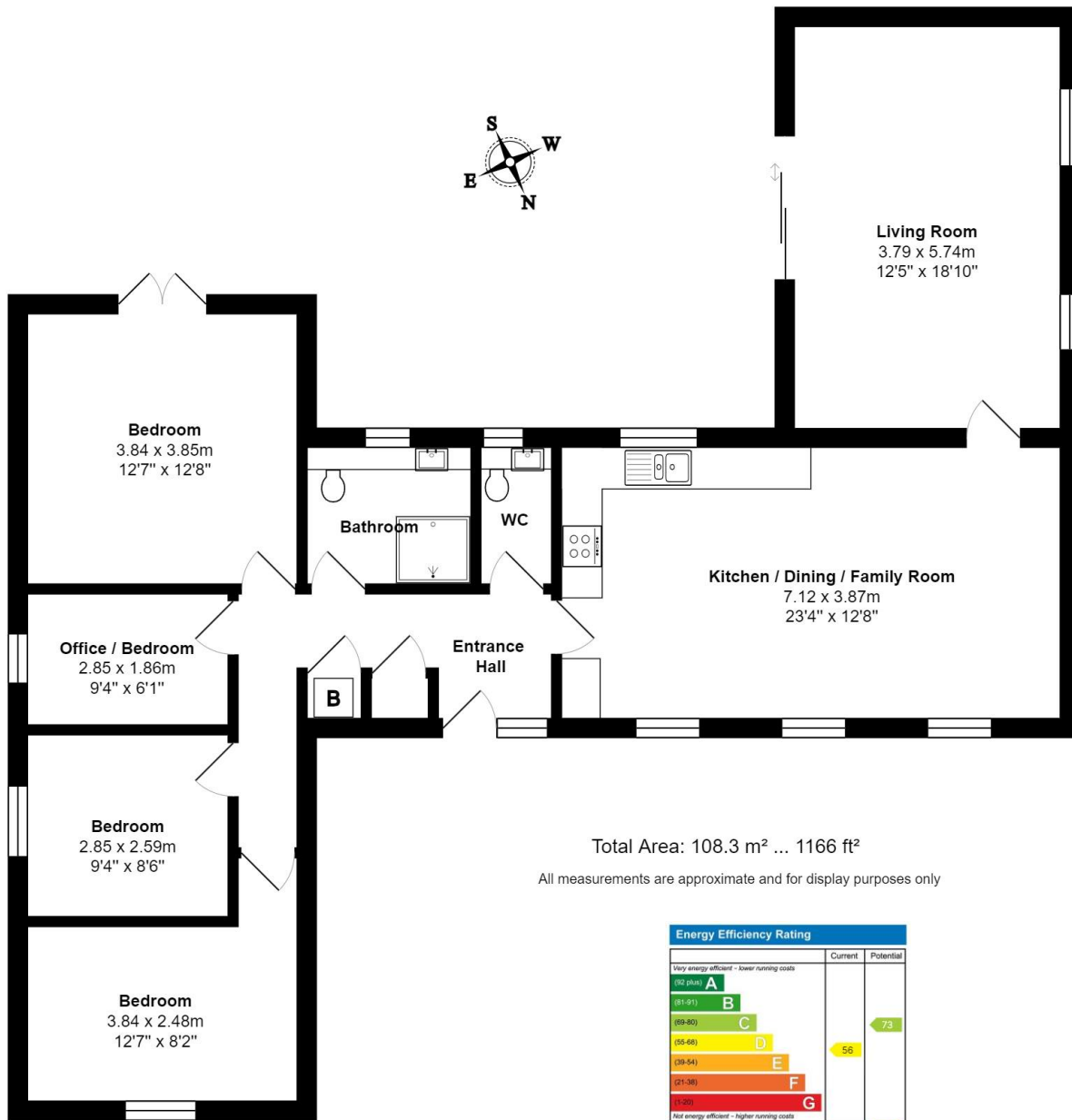
Local Authority

Wiltshire Council

Council Tax Band

D





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	56	
(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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