



JAMES PYLE & CO.



4 Knockdown Road, Sherston, Malmesbury, Wiltshire, SN16 0NJ

Semi-detached house
Requires renovation
Largely extended
Deceptive accommodation
3 bedrooms
Generous reception space
Ample private parking and garage
Front and rear gardens
Sought-after village location
No onward chain



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: £375,000

Approximately 1,483 sq.ft excluding garage and outbuildings

‘Situated towards the rural edge of this highly desirable village, this largely extended semi-detached house offers plenty of potential for further enlargement and renovation’



The Property

This semi-detached house is situated towards the rural edge of the highly sought-after village of Sherston within easy walking distance to the primary school. The property has been largely extended at the rear creating a unique, versatile layout whilst there is fantastic scope to further enlarge, renovate and update the accommodation.

Arranged over two floors, the internal accommodation extends to around 1,400 sq.ft. A front porch opens to an inner hall leading to the front living room which is open to the dining room and kitchen. There is a downstairs WC/utility room. A rear lobby with side access leads to a large single-storey extension which has arranged as an entertainment suite comprising a fitted bar, sitting area and games room. Upstairs, there are three bedrooms and a bathroom.

Externally and to the front, there is a large driveway and front garden setting the property

back from the lane. The driveway provides plenty of parking leading up to a large single garage which has power connected. The rear garden is well-screened by mature hedging benefitting from a good-degree of privacy. The garden is laid to patio terraces for low maintenance and there is an outbuilding providing further storage.

Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian 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 need 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

The property is Freehold with electric Economy 7 heating, mains drainage and water. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 D.

Directions

From Sherston High Street, follow Court Street north and proceed past the Primary School onto Knockdown Road. Locate number 4 on the left hand side.

Postcode SN16 0NJ
What3words: ///chuck.simulator.intelligible





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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