



JAMES PYLE & CO



1 Jenner Lane, Malmesbury, Wiltshire, SN16 9GB

Detached family house
 Excellent configuration
 Light-filled large kitchen/family room
 2 reception rooms
 4 bedrooms
 Bathroom and 2 en-suites
 Garage store and home office
 Private driveway parking
 Lovely easterly garden



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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: £625,000

Approximately 1,639 sq.ft excluding garage and home office

‘Occupying a corner plot, this detached family house is superbly appointed with an excellent configuration of light-filled accommodation’



The Property

This superbly appointed detached family house was built in 2016 by Bloor Homes as part of the Filands Development, positioned on the rural edge of Malmesbury and yet easily accessible to the town's amenities. The property is very well-presented boasting a fantastic configuration coupled with a converted home office at the rear of the garage.

The ground floor layout centres around a spacious entrance hall with convenient built-in storage, serving two front reception rooms: a good-sized living room, and a light-filled study featuring a bay window. The rear open plan kitchen/family room is the heart of the home and equally well-lit with natural light through two sets of patio doors and skylights. The kitchen is fitted with a peninsula unit and a range of integrated appliances, together with a separate utility room. On the first floor, there are four bedrooms and a family

bathroom. The excellent principal bedroom suite has both a fitted dressing room and en-suite shower room. The second bedroom also benefits a private en-suite.

To the side of the house, there is driveway parking for two cars in front of the garage offering storage. At the rear of the garage there is a very useful converted home office with double doors connecting to the garden. Benefitting from a corner plot, the garden is very pleasant and laid for easy maintenance with artificial lawn, sun terraces, and raised timber beds. There is a concealed bin storage area to the side by the drive.

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, and there is a new Aldi, 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).

Additional Information

The property is Freehold with mains gas, drainage, water and electricity. There is a service charge of £206.85 p/a contributing to the maintenance of the communal areas, payable to Green Square. Ultrafast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker website,

please check the website for more information. Wiltshire Council Tax Band F.

Directions

From Malmesbury town centre, leave town via Gloucester Street heading towards Tetbury. Climb Tetbury Hill and at the top of the hill turn right at the roundabout onto the B4014 and after half a mile turn right into the Filands development onto Snell Avenue. Bear left onto Gilmore Road and immediately turn right onto Jenner Lane.

Postcode SN16 9GB
 What3words: ///catch.pushy.picnic





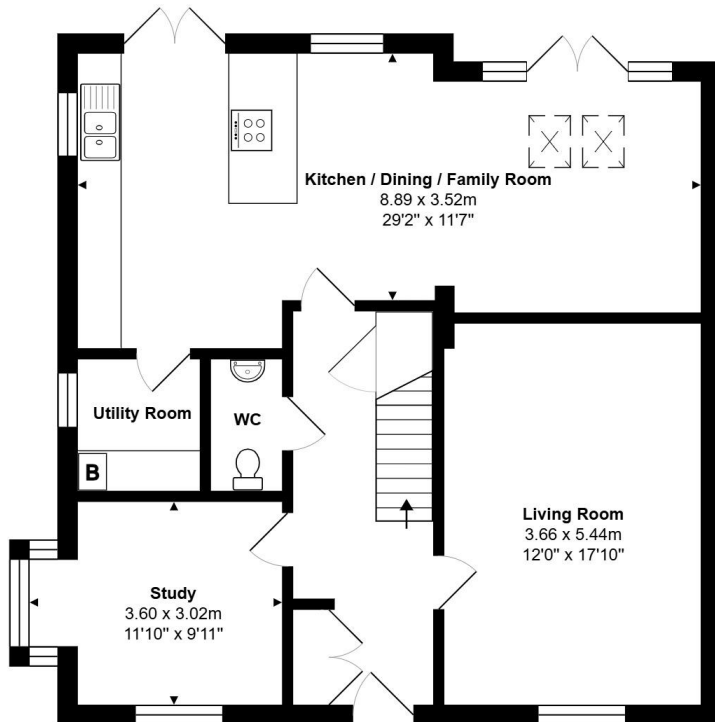
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



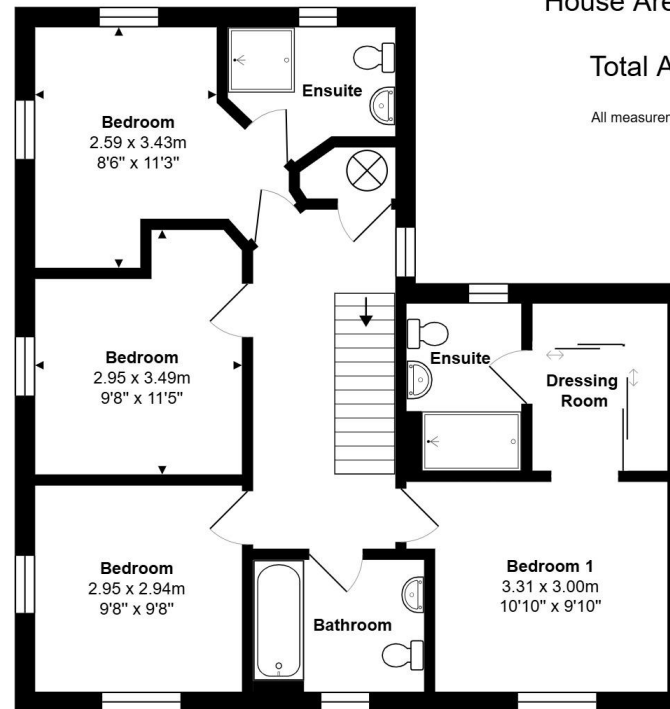
House Area: 152.3 m.sq. ... 1639 sq.ft.

Total Area: 168.7 m² ... 1815 ft²

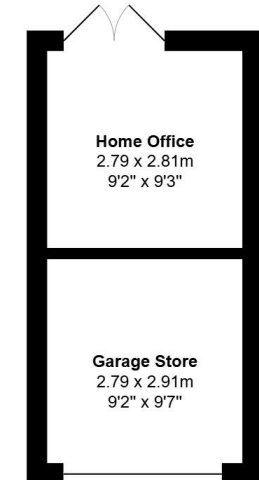
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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