



The Malthouse, 6 Mermaid Court, Christian Malford, Wiltshire, SN15 4FS

Superbly appointed semi-detached house
Immaculate, tastefully presented accommodation
Built in 2023 to an individual design
Air source heat pump and underfloor heating
Kitchen/dining room with integrated appliances
Dual-aspect living room
4 bedrooms, 3 bathrooms
Sunny south-east garden
Parking and garage
Exclusive small development on the edge
of the village



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £595,000

Approximately 1,784 sq.ft including garage and studio

‘Tucked away in the corner of a small exclusive village development comprising only 7 homes, this semi-detached house is immaculately presented ready to move straight into’



The Property

The Malthouse is an immaculate semi-detached house positioned on the edge of the village of Christian Malford. Completed in 2023, Mermaid Court is an exclusive small development comprising only four individual modern houses set around a very attractive courtyard style arrangement of the original Grade II listed Mermaid Inn which has been converted into three further homes. The property has been completed to an excellent specification boasting an air source heat pump and underfloor heating across the ground floor while the current owners have made fantastic further upgrades such as Karndean flooring and fitted shutters. Spanning over three floors, the accommodation is tastefully decorated and presented to be 'move in ready', extending to around 1,332 sq.ft.

The ground floor opens to a central entrance hall with a WC off and galleried stairs rising to the first floor. Both the living room and kitchen/dining room are dual-aspect and have been designed to flow out to the garden through double doors offering fashionable 'inside-

outside' living. The spacious kitchen/dining room is configured in an L-shape and fitted with Quartz worktops and Bosch appliances including a dishwasher, oven and integrated combi oven/microwave, fridge/freezer and hob, as well as a breakfast bar. On the first floor, there are three bedrooms, two of which with en-suites. The family bathroom has been upgraded to a stylish shower room and serves as a Jack & Jill en-suite. On the top floor there is a further bedroom and shower room, plus a large landing providing a versatile area making the whole an ideal teenager/child's floor. Eaves running along the entire length of the house offers great storage.

The property is tucked away within a corner plot with a good degree of privacy. A garage in front provides parking as well as the driveway. Within the garage there is a utility room and attic storage above. The rear garden is south-east facing and has been attractively landscaped for easy low maintenance with patio and a raised decked terrace, fully enclosed by timber fencing. Included within the garden is a superb studio which is insulated and connected with power

and lighting.

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. The highly regarded secondary schools of Hardenhuish and Sheldon in Chippenham can be accessed via bus from the village.

Additional Information

The property is Freehold with air source heat pump heating, mains drainage, water and electricity. There is a management fee for the

close of c.£180 p/a. Cat 6 ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

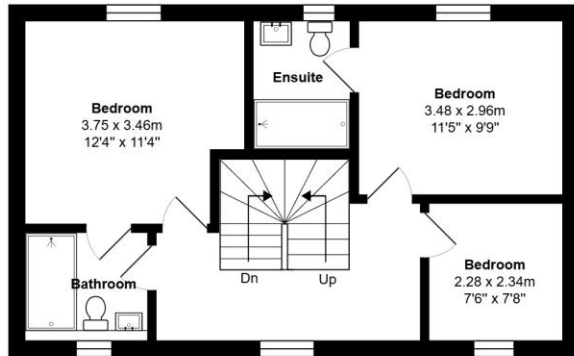
Directions

From the centre of the village by the shop, head north along Station Road to leave the village and at the junction take the right hand turn onto the B4069 towards Lyneham. Then locate the entrance to Mermaid Court on the right hand side. The property is located in the far right corner.

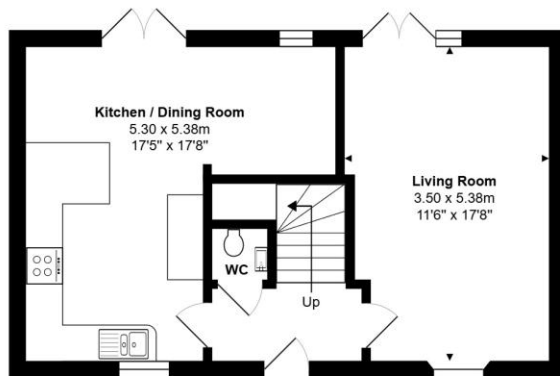
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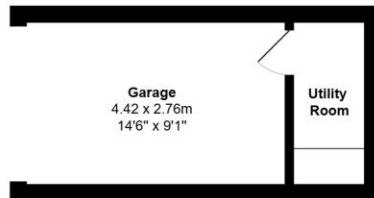




First Floor



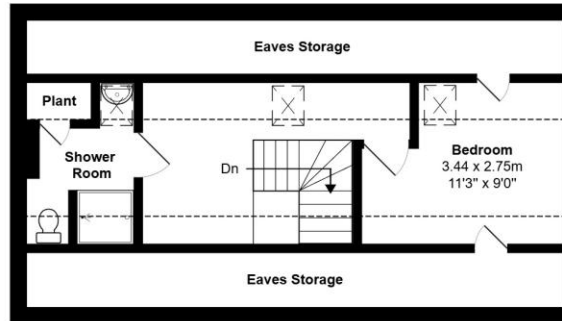
Ground Floor



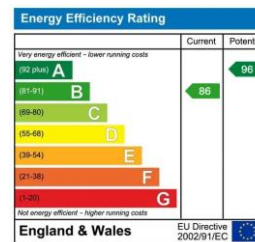
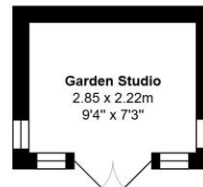
Main House Area: 123.7 m.sq. ... 1332 sq.ft. (excluding eaves storage)

Total Area: 165.8 m² ... 1784 ft²

All measurements are approximate and for display purposes only



Second Floor



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