



JAMES PYLE[®]



3 Quarry House, Corston, Malmesbury, Wiltshire, SN16 0HJ

Semi-detached period house
 Large wing of an 18th Century quarry house
 High ceilings and full height bay windows
 3 bedrooms, 2 bathrooms
 Two large reception rooms
 Modern fitted kitchen
 Garage with room over
 Wraparound garden
 Private parking
 No chain



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £665,000

Approximately 1,541 sq.ft excluding garage and room over

‘A semi-detached 18th Century period home tucked away within private gardens boasting well-proportioned, light and airy accommodation’



The Property

This characterful semi-detached period home forms a large wing of a late 18th Century quarry foreman's house believed to have been remodelled in the 1920s to incorporate two full height bay windows which complement the high ceilings enhancing the light and airy accommodation. In recent years, the property has been remodelled, tastefully decorated and upgraded with new windows to the main bay. The accommodation is arranged over two floors and extends in all to 1,541 sq.ft. while a garage provides storage and the additional benefit of a room above which offers a home office/studio space.

The ground floor opens to an entrance hall with flagstone flooring, WC off and stairs up to the first floor which has a large store cupboard beneath. There are two well-proportioned reception rooms, both benefitting from the full height windows and fireplaces, and the living room of which has a multi-fuel burning stove

inset. The kitchen/breakfast room has been superbly designed with bi-fold doors opening to the sunny garden whilst the units have integrated Neff appliances to include an induction hob, fridge/freezer and oven/grill. On the first floor, a galleried landing leads to a modern bathroom fitted with a separate shower and bath. There are two large double bedrooms and a third single bedroom. The principal bedroom is served by a wet-room style en-suite.

The wraparound gardens are a delight, arranged to three sides with lawns and colourful established borders and trees providing the whole a good degree of privacy enclosed by timber fencing. In addition to the double garage there is off road parking to the front for two or more cars.

Situation

The village of Corston has a number of amenities which include a public house and

parish church with delightful walks amongst the Wiltshire countryside that surrounds it. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds and is about 2.5 miles away which has numerous independent shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) is conveniently located 3 miles to the south of Corston providing excellent access to the major centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble near Cirencester providing fast links with the capital (Paddington in about 75 minutes).

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Superfast 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 Malmesbury head south on the A429 for about 1.7 miles. On entering Corston take the first right into Common Road, signed to Foxley, then turn immediately left into Quarry House. The property can be found a short distance along on the left hand side by the garaging.

Postcode SN16 0HJ
 What3words: ///bespoke.crafted.fattening

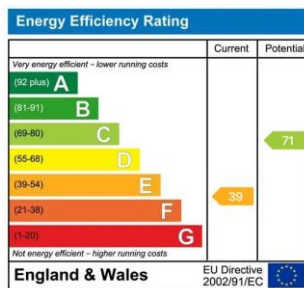
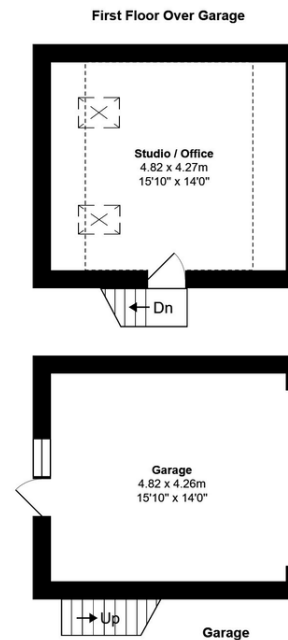




House Area: 143.1 m.sq. 1541 sq.ft.

Total Area: 184.2 m² ... 1983 ft²

All measurements are approximate and for display purposes only



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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