

 JAMES PYLE & CO.
The image shows a large, three-story stone house with a tiled roof and three gables. Each gable has a small circular window. The house has multiple multi-paned windows and a central wooden door. A gravel path leads to the door, flanked by greenery. In the foreground, there is a lawn and a small outdoor seating area with two white chairs and a table. The sky is blue with some clouds.

Village Farm, The Street, Charlton, Malmesbury, Wiltshire, SN16 9DL

Grade II* Listed farmhouse
 Outstanding architecture with wonderful features
 5 bedrooms, 3 bathrooms
 Large kitchen/dining room
 Magnificent vaulted library
 3 further reception rooms
 3.3 acres in total, including paddocks of 2.4 acres
 Garaging, barn, stables and tack room
 Formal gardens and private 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: £1,650,000

Approximately 4,281 sq.ft excluding all outbuildings

‘A truly spectacular Grade II* listed farmhouse with outstanding character features set within formal gardens and paddocks of 3.3 acres’



The Property

Village Farm is a beautiful period home situated in the sought-after village of Charlton located just 2 miles east of Malmesbury. Dating back to the 17th Century, the property's stunning architecture is Grade II* Listed and merits a mention in Pevsner's Buildings of England, constructed with a most impressive symmetrical frontage incorporating three tall gables and cross mullion windows while internally there are wonderful shutters, large stone fireplaces, flagstone flooring and chamfered beams. The substantial and elegant accommodation extends to around 400 sq.m spanning over three floors and in recent years a programme of restoration and updating has been in hand which includes upgrading the heating system with a new boiler, oil tank and pressurised water system.

The ground floor principally comprises two front reception rooms plus a delightful family room which is open plan to a large kitchen

dining room at the rear. The characterful kitchen/dining room was formerly a milking parlour and listed building consent has been obtained to evolve this area further. On the first floor there are three generous bedrooms plus a magnificent library and office with vaulted ceiling. The superb main bedroom suite has an adjoining dressing room and en-suite bathroom which has been updated with a roll-top bath, large shower unit, and dual-sink vanity unit. There is a further shower room which has also been newly updated. The second floor showcases mesmerising vaulted beams and offers a large versatile landing alongside two bedrooms and a further bathroom.

Externally, a new private gated driveway at the front leads to a large gravelled parking area for numerous vehicles. The formal gardens are arranged to the front and side comprising three walled lawned areas. To the rear of the house and accessed by a secondary driveway from the side, there is a former farmyard

leading to a double garage within a barn, stables, tack room, and a wonderful unconverted barn with a separate yard which has potential for an office or an annexe perhaps. The plot extends to 3.3 acres in total, including land of 2.4 acres that is divided into three principal paddocks ideal for the equestrian user with newly installed water points.

Situation

The property is located in the charming village of Charlton which adjoins the Charlton Park Estate, the ancestral home of the Earl of Suffolk. This desirable village has an excellent public house 'The Horse & Groom' within a short level walk, the Malthouse Nursery within Charlton Park, 12th Century parish church and village hall as well as a beautiful cricket ground and playing fields close by. There are lovely walks surrounding the village. Malmesbury is the nearest town (about two miles) and 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, restaurants and cafes, there is also a Waitrose and Aldi supermarkets plus a regular weekly Farmer's market. The town has an excellent choice of both primary and secondary schools and very good recreational and leisure facilities. The M4 motorway Junction 17 to the south provides fast road access to Bristol and the West Country while Junction 16 gives access to London. Main line rail services are available from Chippenham, Swindon and Kemble (Paddington in about 69 minutes).







Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is Grade II* Listed and located in a conservation area. Three neighbouring properties have rights of way over the side driveway and former farmyard, the front main drive remains fully private and there are no public rights of way. Ultrafast broadband is connected and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band G.

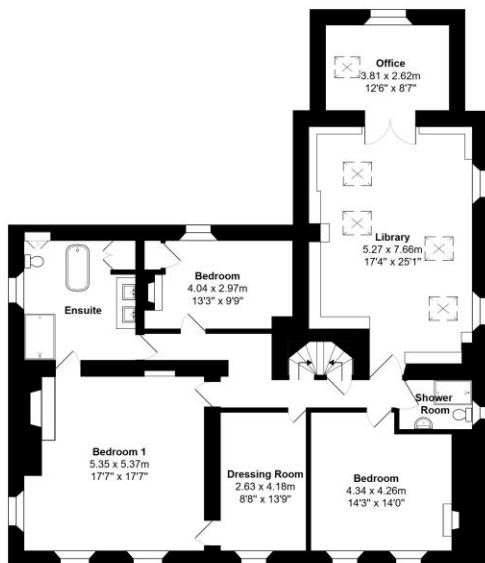
Directions

From Malmesbury, follow the B4040 towards Minety to enter Charlton. The property is located in the centre of the village on the left hand side.

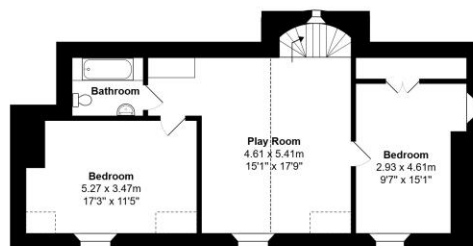
Postcode SN16 9DL

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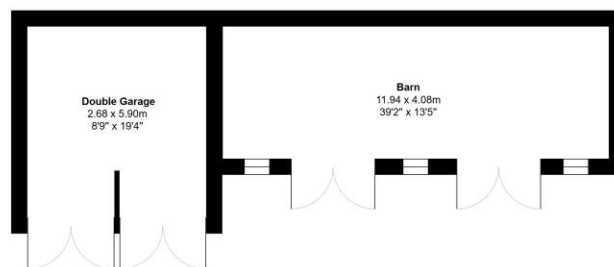




First Floor



Second Floor



Outbuildings



Ground Floor



House Area: 397.7 m.sq. ... 4281 sq.ft.

Total Area: 517.6 m² ... 5572 ft²

All measurements are approximate and for display purposes only



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