



JAMES PYLE & CO.



Clareville, Foundry Road, Malmesbury, Wiltshire, SN16 0AW

Detached modern house
Impressive unique design
Comprehensively remodelled, extended and
renovated
6 bedrooms, 4 bathrooms
Light filled kitchen/dining/living room
Good-sized plot
Tucked away position close to the town centre
Ample private parking
Underfloor heating throughout



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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: 10927906

Price Guide: £1,125,000

Approximately 2,399 sq.ft

'An impressive, unique detached house quietly positioned in a tucked away location close to the centre of Malmesbury'

The Property

Clareville is a stunning detached modern house discreetly located at the end of Foundry Road which is within the older part of Malmesbury and positioned within easy level walking distance of many amenities and the town centre.

Originally an individually built bungalow, the property was completely remodelled and a first floor extension added in 2020 creating a fantastic modern home with stylish open plan living spaces having bi-fold doors connecting to the outside. While upstairs there are five bedrooms opening to a full length glazed balcony. Downstairs there is a further sixth bedroom/guest suite making it an ideal 'home for life' property. There are three en-suites and a family bathroom serving the bedroom accommodation. The open plan kitchen/dining/living room is at the heart of the home with a sunny orientation drawing in

plenty of natural light. There is a separate fitted study and downstairs WC, utility room and pantry. The substantial accommodation extends in all to some 2,400 sq.ft.

The property is in a peaceful location away from traffic and stands within a generous level garden with ample off-road parking for several cars. There are two useful multipurpose workshops providing storage, gym or home office options.

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. 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 under floor heating through an oil-fired central heating system, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available 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 D.

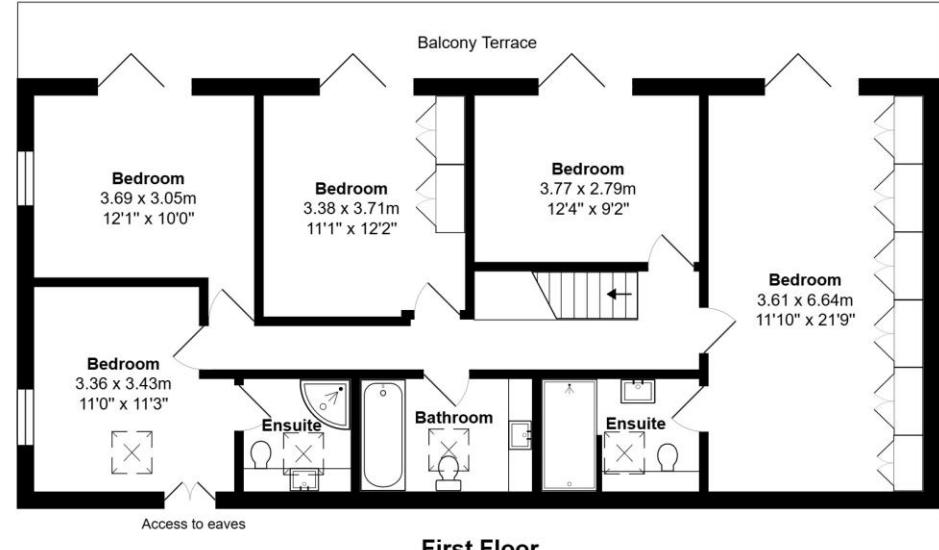
Directions

From the centre of Malmesbury, follow Gloucester Street into Abbey Row then at the end of the road at The Triangle turn right. Immediately turn left after The Three Cups Inn into St Marys Street and follow the road round to the right into Foundry Road. Locate the property at the very end of the road in the left hand corner.

Postcode SN16 0AW

What3words: //kick.taps.indicates





Total Area: 222.8 m² ... 2399 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		70	
EU Directive 2002/91/EC			

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