



JAMES PYLE & CO.

12 Woods Close, Sherston, Malmesbury, Wiltshire, SN16 0LF

Detached Family Home
Extended & Improved Accommodation
Finished to an excellent standard
Underfloor heating on the ground floor
2 Receptions
Light Filled Kitchen/Dining Room
Master Suite with Stylish Ensuite
2 Further Bedrooms & Bathroom
Newly Landscaped Garden



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4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £550,000

Approximately 1,236 sq ft

‘Positioned within this small cul-de-sac close to the village centre with views of the church, this detached modern home has been greatly improved and enlarged by the current owners completed to a very high standard’

The Property

This detached modern home is set down a small select cul-de-sac of just 12 homes and is conveniently located for an easy level walk to Sherston High Street. The property has undergone excellent improvements and enhancements by the current owners creating a very well-presented family home with light and airy accommodation. Completed to a very good standard, works include a rear extension, a garage conversion to create further accommodation and the removal of the original dormer windows within the master bedroom to promote a much larger and usable area.

The accommodation extends in all to 1,236 sq.ft. and is the same overall area as the four-bedroom layouts. The ground floor accommodation benefits from underfloor heating throughout and comprises a front living room with new wood burning stove, open to the impressive kitchen/dining room which features porcelain tiled flooring and bi-folding doors to the garden. The kitchen is well-equipped with a fridge/freezer, dishwasher, double oven and an induction hob set within a large central island. The

former garage has provided a second reception room versatile for requirements, plus a separate WC and utility room. On the first floor, there are three bedrooms and a family bathroom. The large master suite is served by a stylish newly fitted shower room and has a lovely view of the church spire. Planning permission was granted to install a partition wall within the master bedroom to create a fourth bedroom.

To the front of the property, there is ample off-road parking for several vehicles on a block paved driveway enclosed by mature hedging. The garden is south-west facing with the sun setting behind the church. The garden has also been improved with new landscaping consisting of a lawn bound by shrub borders and a raised timber beds, a path to the side leads down to a large paved terrace BBQ area adjacent to a timber shed.

Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving



community and offers many facilities, including church, primary school, doctor's surgery, post office & general stores, hairdresser, wine shops and two pubs including the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike.

Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble

(14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

Tenure & Services

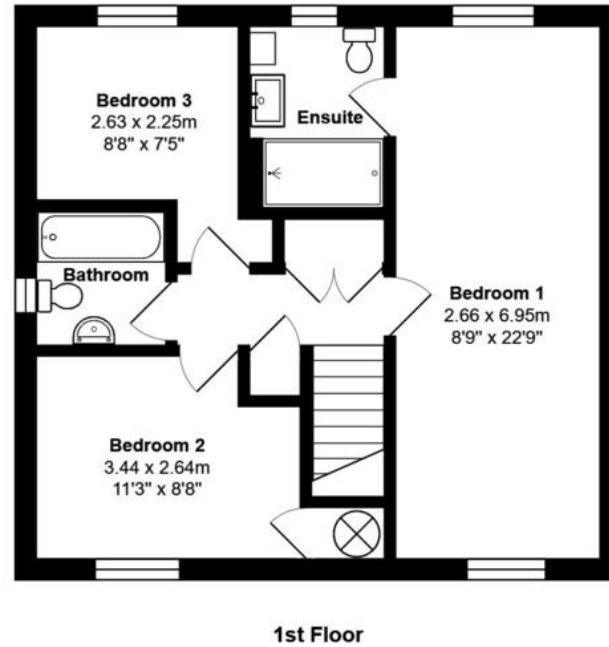
We understand the property is Freehold with electric heating, mains drains and water.

Directions

From the High Street, head towards Malmesbury passing the Rattlebone Inn and take the second right hand turn into Woods Close just before the Carpenters Arms. Locate the property on the right hand side. Sat nav postcode SN16 0LF

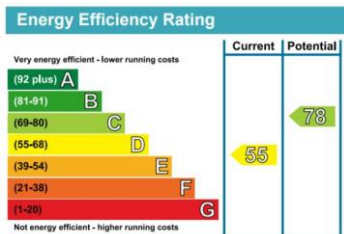
Local Authority
Wiltshire Council
Council Tax Band
E £2,280





Total Area: 114.9 m² ... 1236 ft²

All measurements are approximate and for display purposes only



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