



New House, Winkworth Farm, Lea, Malmesbury, Wiltshire, SN16 9NH

Brand-new individual detached house
Edge of village setting with outstanding
countryside views
4 double bedrooms
Superb kitchen/dining/family room with views
2 reception rooms
Bathroom and 2 en-suites
Eco and energy efficient with solar panels and
air source heat pump
Landscaped gardens
Private off-road parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £849,000

Approximately 1,944 sq.ft



**‘An exceptional brand-new detached house,
individually constructed on the edge of the village
of Lea with outstanding countryside views’**

The Property

This exceptional brand-new detached house is individually designed and built as a one-off home positioned on the rural edge of the highly sought-after village of Lea backing onto beautiful open countryside. Constructed with attractive Cotswold stone and rendered elevations beneath a Roman tiled roof, this impressive home boasts an eco-friendly design for low running costs featuring an air source heat pump, underfloor heating throughout the ground floor, and solar panels providing electricity complete with a battery store. The superb configuration is ideal for modern family life and is filled with natural light while taking full advantage of the outstanding countryside views. In all, the sizable accommodation spans three floors extending to some 1,944 sq.ft.

A spacious entrance hall opens to the ground floor and accesses the main living areas as well as a downstairs WC and separate utility room. At the heart of the home is the incredible kitchen/dining/family room which features impressive 180-degree views through a right-angle glazed corner of bi-fold doors connecting the large patio terrace, perfectly designed for fashionable

inside-outside living. The kitchen area has a breakfast-bar peninsula and is fitted with integrated appliances including an induction hob, oven, combi-oven, dishwasher, wine cooler and a boiler tap. To the side, the living room is triple-aspect complete with double patio doors leading out to the garden. Across the hall there is a versatile study.

A galleried oak staircase ascends the first and second floors. On the first floor there are three double bedrooms including the principal bedroom which has an accompanying en-suite and a particularly large dual-aspect double. The family bathroom is located on this floor and is equipped with both a large walk-in shower and free-standing bath. On the second floor there is a further double bedroom with en-suite and access to eaves storage.

Externally, the gardens have been landscaped to include the large patio terrace and a lawn to the side. Separated by a stream, there is an additional garden area adjoining the fields accessible across a charming footbridge. A driveway at the rear provides private off-street parking.

Available to view now, this stunning individual

home is nearing completion with customisable options.

Situation

Lea is a pretty and very sought-after village situated approximately two and a half miles east of Malmesbury surrounded by beautiful Wiltshire countryside with a network of footpaths and bridleways, ideal for those who enjoy the outdoor life. Lea has an excellent Primary School, a very good public house with restaurant and a parish church. Nearby Malmesbury, an ancient hilltop market town, is reputed to be the oldest borough in England. Today, the High Street has numerous independent shops, pubs and restaurants 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 an air source heat pump and underfloor heating on the ground floor, mains drainage, water and electricity. Solar panels provide electricity accompanied by a battery store. Please see the Ofcom mobile and broadband checker website for broadband information and mobile phone coverage. Wiltshire Council Tax Band TBC. EPC - TBC, anticipated rating A or B.

Agents Note: CGI has been used to demonstrate landscaping finishes.

Directions

From Malmesbury, follow the B4042 towards Brinkworth. Take the left hand turn to Lea and proceed into the village. Continue all the way through the village to locate the property as the last one on the right hand side opposite the school.

What3words: ///rocky.guard.ignore

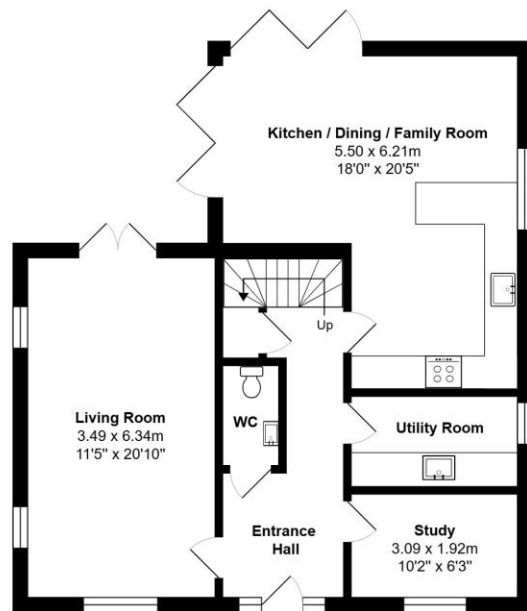




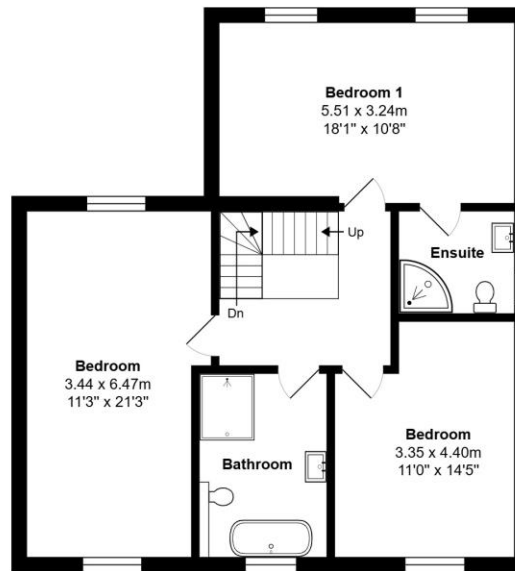
Total Area: 180.6 m² ... 1944 ft² (excluding eaves storage)



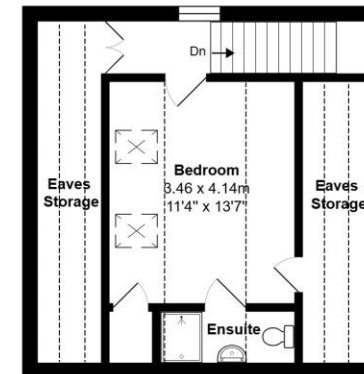
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor

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