



**The Leaze, Chelworth, Malmesbury, Wiltshire, SN16 9SF**



Immaculate detached house  
 Elegant updated interior  
 Peaceful village setting  
 4 double bedrooms  
 Large light-filled kitchen/family room  
 Living room with fireplace  
 Bathroom and en-suite  
 Double garage and private parking  
 Front and rear mature gardens



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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: £775,000

Approximately 1,627 sq.ft excluding garage and outbuilding

‘With an elegant stylish interior, this detached family-house is set within a peaceful position with mature gardens’



### The Property

Positioned down a private driveway within the peaceful rural village of Chelworth, The Leaze is an immaculate detached house offering a perfect blend of modern comfort and elegant style. Built in 1986, this inviting home has been significantly improved by the current owners, extending to around 1,627 sq.ft. of beautifully presented accommodation arranged over two floors.

At the heart of the ground floor lies a newly reconfigured open-plan kitchen/dining room, forming a versatile hub ideal for daily family life or entertaining guests. The kitchen features an extensive range of units fitted around a central breakfast bar, and is well-equipped with an integrated dishwasher, double oven, induction hob, and built-in bin storage. A useful utility room has convenient rear access. Across the entrance hall, there is a dual-aspect living room complete with an open fireplace.

The first floor hosts four good-sized double bedrooms, each benefiting from fitted storage. The principal bedroom suite is dual-aspect, providing tranquil views across the surrounding countryside and boasting an updated en-suite shower room. The equally well-appointed family bathroom, also recently updated, is located off the landing.

Externally, The Leaze benefits from ample off-street parking on a private gravelled driveway which leads to a double garage with power and a new electric door. Adjoining the garage is a versatile outbuilding, also with power connected, offering excellent potential for conversion into a home office or workshop. The gardens, situated at both the front and rear, are screened for a good degree of privacy and thoughtfully planted with an abundance of perennials, creating a serene outdoor environment.

### Situation

Chelworth is an attractive rural hamlet, conveniently situated between the popular historic market towns of Malmesbury, Tetbury and Cirencester. The neighbouring village of Oaksey, which is within walking distance, has a shop and post office, a pretty church, the Wheatsheaf Inn pub and a highly sought-after primary school. To the south is the village of Crudwell which also has a primary school and a choice of pubs which includes the well-regarded Potting Shed for the food enthusiast. Malmesbury, Tetbury and Cirencester have a further range of facilities and schooling. The village is situated close to the Cotswold Water Park where a wide variety of activities can be enjoyed as well as a 9 hole golf course on the edge of Oaksey. There is easy access to the commercial centres of Swindon, Cheltenham, Bristol and beyond. The mainline rail services to London from nearby Kemble is only a 5 minute drive away (Paddington c.70 mins).

### Additional Information

The property is Freehold with oil-fired central heating, private septic tank drainage shared with the neighbouring property, mains water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile coverage. Wiltshire Council Tax Band F.

### Directions

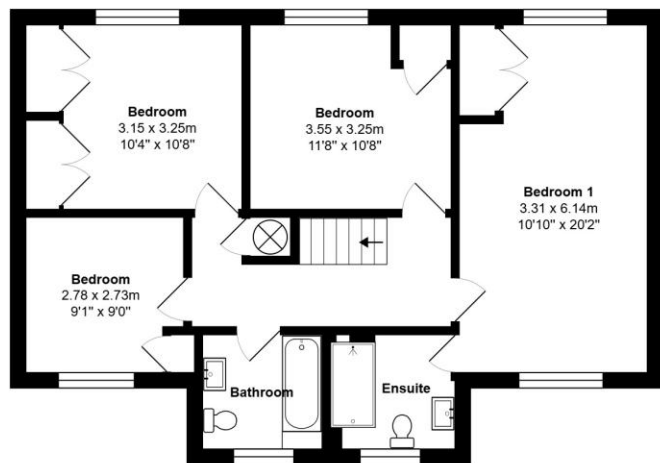
From Malmesbury, follow the A429 towards Cirencester. Pass through Crudwell, and take the next right hand turn signposted towards Chelworth. Follow the road into the village and bear left at the triangle to locate the driveway to the property as indicated on the right hand side.

Postcode SN16 9SF  
 What3words: ///jumpy.doses.cuts

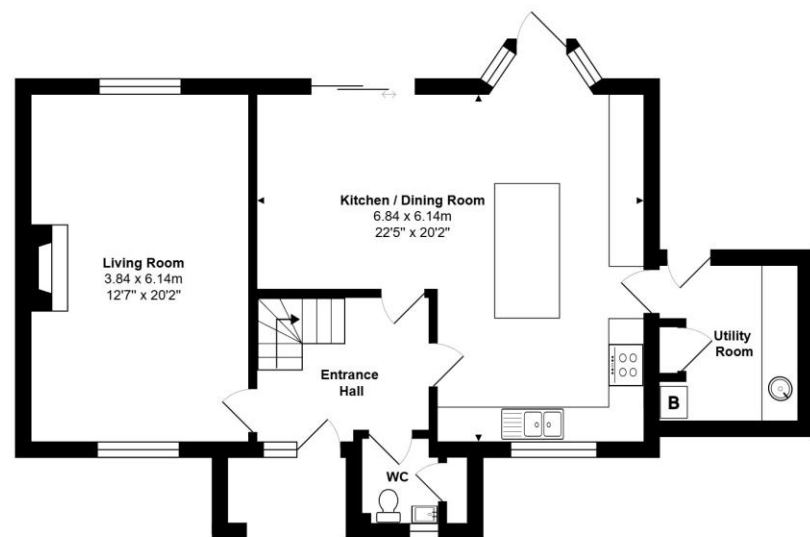




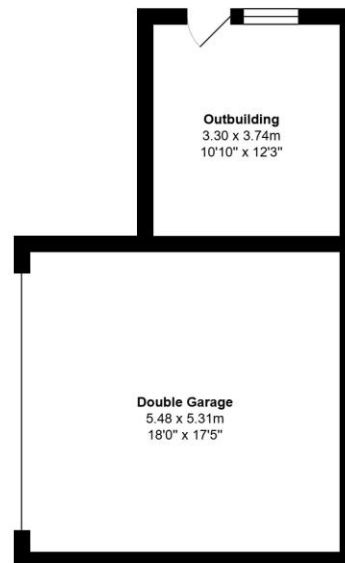




**First Floor**



**Ground Floor**



House Area: 151.2 m.sq. ... 1627 sq.ft.

Total Area: 193.6 m<sup>2</sup> ... 2084 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E	48	71
F		
G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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