



JAMES PYLE^{Co}



4 The Light, Malmesbury, Wiltshire, SN16 0FG

Modern townhouse
Southerly aspect
3 bedrooms
Large living room
Kitchen/dining room
Bathroom and en-suite
Parking and garage
Low-maintenance sunny garden
No onward chain



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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

Guide Price: £450,000

Approximately 1,501 sq.ft excluding garage

‘With a sun-filled low maintenance garden, this modern townhouse is deceptive in size complete with parking and a garage’



The Property

4 The Light is a deceptively spacious modern townhouse spanning four floors, offering around 1,500 sq.ft of light and bright accommodation. Built in 2012 by award-winning developers Hills Homes, this property enjoys an elevated, southerly position towards the edge of Malmesbury.

Upon entry on the ground floor, there is an open-plan kitchen/dining room, perfect for family life. The kitchen is fitted with an integrated fridge/freezer, dishwasher, and washing machine. A convenient WC cloakroom is also located on this level. Downstairs, the lower ground floor reveals a generous living room, where double doors open out directly to the sunny garden. The first floor hosts two bedrooms. The principal bedroom benefits from an en-suite bathroom and built-in wardrobe. A family bathroom also serves this floor. On the top floor there is a third bedroom, offering privacy and flexibility. The

accommodation presents as a blank canvas ready for the new owners to put their stamp on it.

Outside, the rear garden boasts a desirable south-easterly aspect, ensuring plenty of sunshine. Designed for easy maintenance, it features an artificial lawn and a patio terrace. A gate from the garden leads to the allocated parking space and a single garage.

Situation

Malmesbury, voted 'Best Place to Live in the South West' by the Sunday Times in 2026, 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, and 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 gas-fired central heating, mains drainage, water and electricity. There is a service charge of £473 p/a. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band E. The garage is located beneath the coach house and is Leasehold with a long lease of 999 years commenced from 12th October 2012.

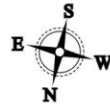
Directions

From the centre of Malmesbury, follow Abbey Row and turn left at The Triangle onto Bristol Street. Continue along the road and locate the entrance to The Light on the left hand side.

Postcode SN16 0FG

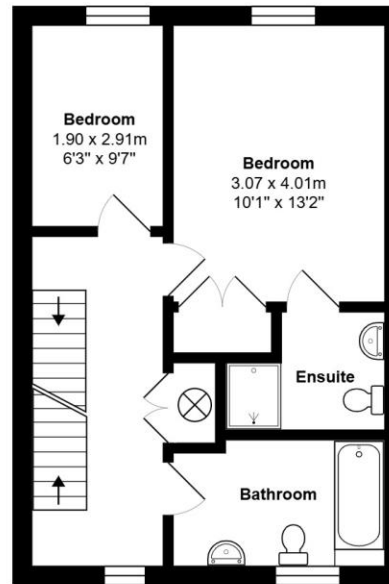
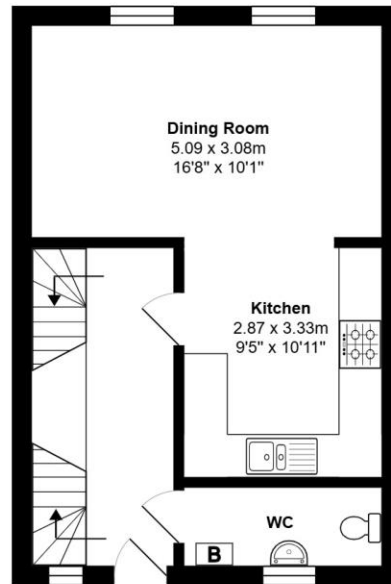
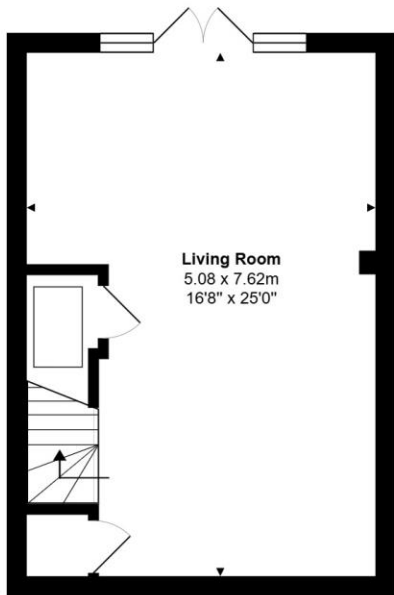
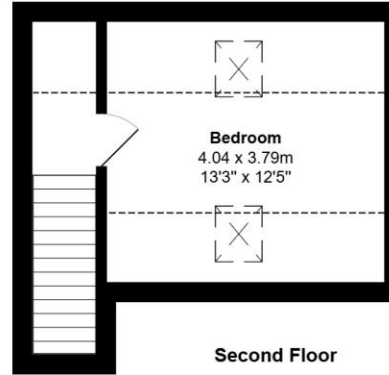
What3words: ///climbing.eased.mopped





Total Area: 139.4 m² ... 1501 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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