



JAMES PYLE & CO.



13 Manor Close, Sherston, Malmesbury, Wiltshire, SN16 0NS

Excellent detached house
 Stunning upgraded interior and exterior
 Stylish accommodation perfect for modern life
 Large corner plot garden
 Kitchen/dining room connecting to the garden
 Living room with wood-burning stove
 3 bedrooms
 Parking and garage
 Sought-after Cotswold village



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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: £550,000

Approximately 1,080 sq.ft excluding garage

‘Having been wholly transformed both inside and out,
 this detached house is very impressive with a
 fantastic configuration’



The Property

This detached modern home has undergone a stunning transformation over the last four years. With fantastic attention to detail, the current owners have made considerable improvements with the practicalities of everyday family-life at the forefront of the design. The standard of workmanship and finishes are excellent whilst the new layout configuration includes an open plan kitchen/dining room and improved bedroom accommodation, perfectly suited to modern day living. Other updates include a new oil-fired central heating system. Arranged over two floors, the accommodation extends to around 1,080 sq.ft. while externally the property enjoys an above average sized garden.

The ground floor opens to a spacious entrance hall with a front living room off complete with corner wood-burning stove. The entrance hall has excellent fitted storage beneath the stairs. Warmed by underfloor heating, the kitchen/dining room occupies the rear of the house with stylish Slide and Swing doors connecting the superb garden patio as an

extension of the interior creating fashionable inside-outside living. The kitchen is fitted with curved gloss units and integrated oven, microwave, dishwasher and induction hob. Adjoining the kitchen there is a generous utility room with rear access and a WC off. Upstairs, there are three bedrooms. The main bedroom has ample fitted wardrobes and the updated bathroom has Jack & Jill style access to the principal suite. There is potential to extend the first floor over the garage as many properties have done so within the close.

Occupying a corner plot, the property's garden is of an excellent size and has been landscaped with a lawn, established shrub borders and seating terraces thoughtfully placed to enjoy the sun. There is private off-road parking at the front as well as a garage.

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 a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and 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.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Wiltshire Council Tax Band D.

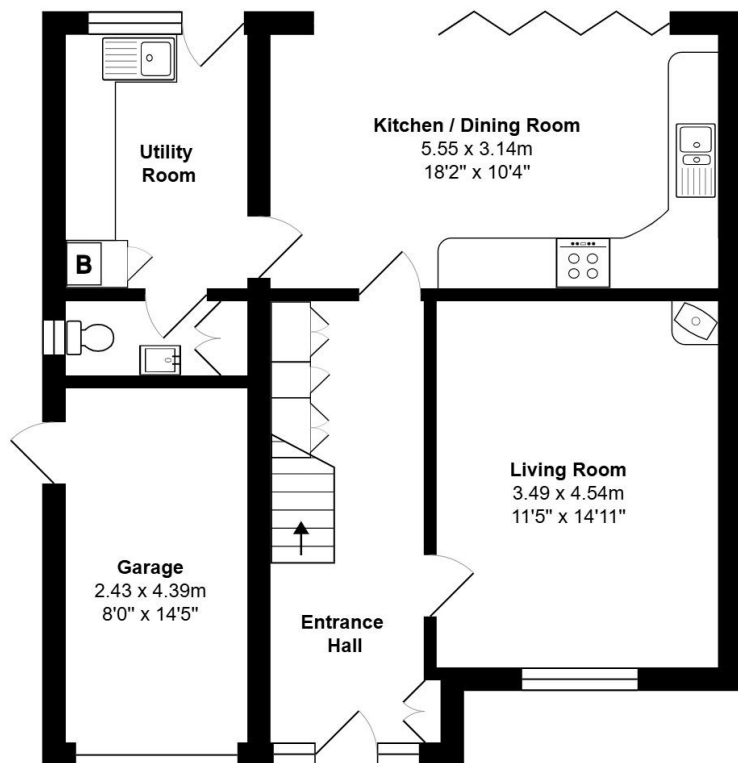
Directions

From the centre of Sherston and the Rattlebone Inn, head up Court Street and take the second right opposite the primary school into Strongs Close and Manor Close. Turn right into Manor Close and locate the property in the far corner.

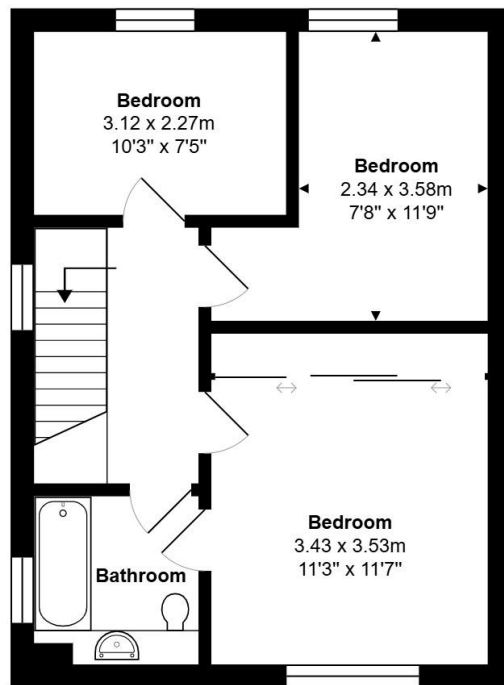
Postcode SN16 0NS

What3words: ///woodstove.flinches.quiz





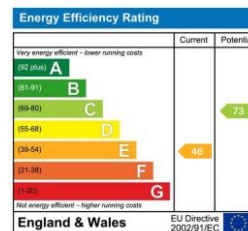
Ground Floor



First Floor

Total Area: 100.3 m² ... 1080 ft² (excluding garage)

All measurements are approximate and for display purposes only



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