

The Bungalow, Easton Grey, Malmesbury, Wiltshire, SN16 0PL

Detached 1950s bungalow
Requires full renovation
Potential to demolish and construct
replacement (STPP)
Mature 0.28 acre plot
Idyllic rural setting
Panoramic views of fields
Chain free



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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

Offers in excess of £400,000

Approximately 1,015 sq.ft



‘A 1950's detached bungalow in an idyllic rural location on the edge of the Easton Grey estate and hamlet, in need of modernisation with potential for a replacement dwelling’

The Property

'The Bungalow' presents as a prime opportunity to upgrade or entirely redevelop a detached stand-alone bungalow set within a generous 0.28 acre plot. The property occupies an outstanding position with panoramic views across the surrounding adjoining Cotswold countryside, located on the edge of the peaceful village of Easton Grey.

The bungalow is in a poor state of repair and requires renovation. Furthermore, the property also has great potential to be demolished and may have the opportunity for a replacement dwelling constructed in its place, subject to any formal planning consent by Wiltshire Council.

The sellers sought the opinion of LPC (Trull) Ltd Planning Consultants, towards its viability for a replacement dwelling and a copy of this report is available on request. Within the report the following statement has been provided: The Spatial Strategy of the Local Plan (Core Policies 1 and 2) outlines a presumption in favour of sustainable development within the Principal

Settlements, Market Towns, Local Service Centres and Large Villages and development should be restricted to within the Limits of Development other than in exceptional circumstances as set out within the relevant core policies contained within the plan, i.e. the 'exception policies'. However, saved Policy H4 of the former NWLP provides support for the replacement of existing dwellings in the countryside, subject to the residential rights not being abandoned and replacement dwelling being of a similar size and scale to the existing dwelling within the same curtilage.

Any prospective buyers should make their own enquiries to the relevant planning authority (Wiltshire Council), prior to submitting any offer if they wish to seek a replacement dwelling.

Situation

Easton Grey is a picturesque unspoilt village surrounded by Wiltshire countryside with the River Avon running through the centre and located only 3 miles from Malmesbury. The larger village of Sherston is only 2 miles away with a

village shop, pubs, café, doctors, pharmacy and primary school. Malmesbury 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 including a new 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

We understand the property is Freehold with oil-fired central heating, mains electricity and water. The property is connected to a shared sewage

treatment plant serving around 12 properties within the village with annual contribution to maintenance, electricity, and insurance costs. The property is located within the Cotswold Area of Outstanding Natural Beauty but lies outside of the village conservation area. Ultrafast broadband is available and there is limited mobile phone coverage. Information taken from the Ofcom broadband and mobile checker website, please see the website for more information. Wiltshire Council Tax Band E.

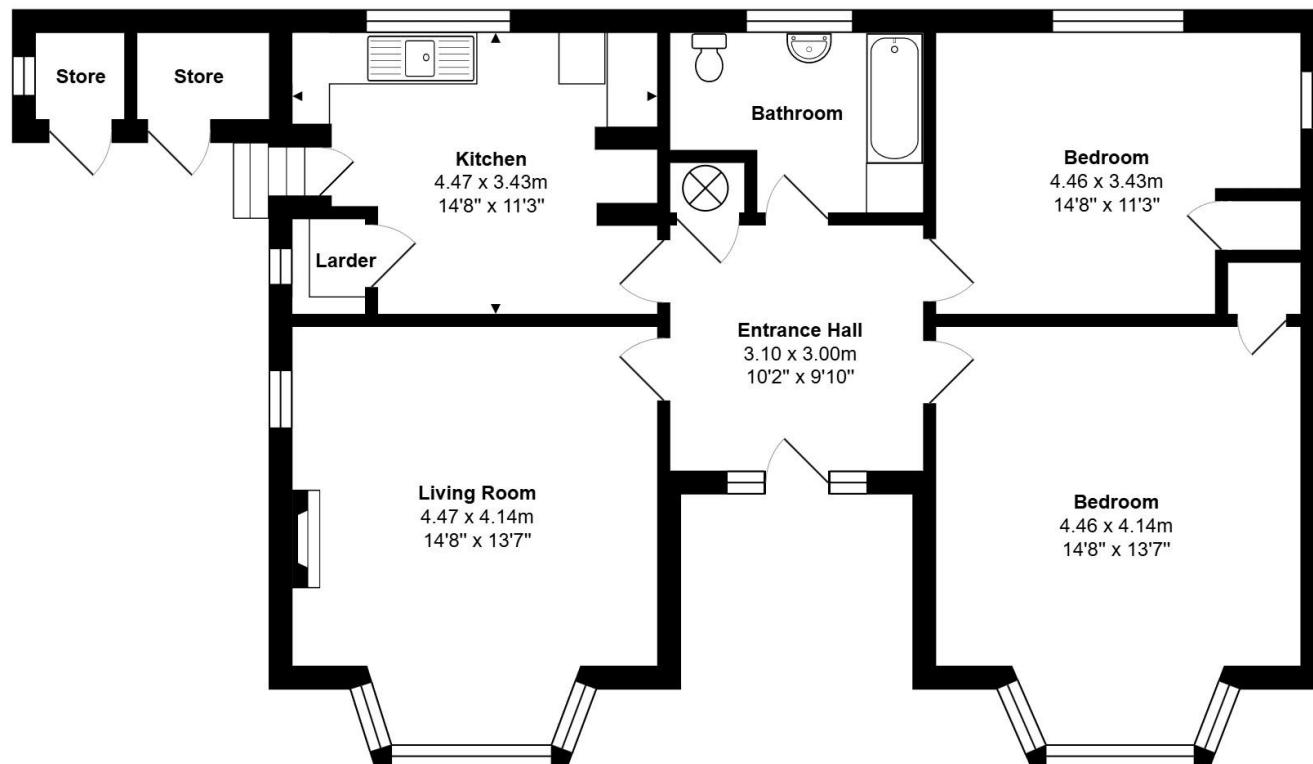
Directions

From Malmesbury, follow the B4040 towards Sherston. After approximately 2 miles, take the left hand turn to Easton Grey. Descend into the village and take the first left hand turn. Follow the lane and just before Ruckley House gated entrance, follow the driveway to the left through the yard to locate the bungalow beside the field.

Postcode SN16 0PL

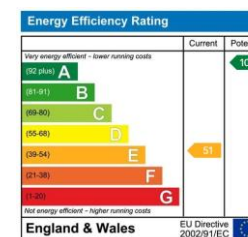
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Total Area: 94.3 m² ... 1015 ft²

All measurements are approximate and for display purposes only



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