



**Carric, Kingway View, Corston, Malmesbury, Wiltshire, SN16 0HG**

Impressive detached modern house  
Substantially extended and upgraded  
Large open plan /kitchen/dining/family room  
4 bedrooms  
Planning permission for an annexe  
2 separate reception rooms and home office  
Large 0.36 acre plot  
Positioned down a private drive  
Countryside and sunset views  
No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £925,000**

Approximately 3,146 sq.ft

‘Tucked down a private drive with countryside views, this impressive unique home offers multi-generational living options and is set amongst 0.36 acres’

### The Property

Hidden down a private lane with outstanding rural views across the adjoining countryside, Carric is a stunning modern detached house which has been greatly improved by the current owners. Formerly a bungalow, the property has been substantially extended and reconfigured into a contemporary unique home boasting over 3,140 sq.ft. While offering fantastic sized accommodation internally, the property also offers excellent outside space with a generous 0.36 acre plot. The property is available with no onward chain and has been thoroughly updated in recent years including new double glazed windows and doors, and a modern boiler.

The heart of the home centres around an impressive light and bright open plan room with double bi-folds overlooking the garden. This large area is ideal for everyday family life and entertaining guests, comprising a kitchen, dining, and sitting areas complete with herringbone Karndean flooring beneath. The stylish bespoke kitchen is fitted Dekton Trillium worksurfaces and a range of Neff appliances

which include two ovens, an induction hob, dishwasher, full height fridge, plus a Quooker tap and water softener. There are two further separate reception rooms; a spacious living room with cosy wood-burning stove, and a versatile study to the side.

The principal bedroom is arranged on the ground floor allowing for a ‘future proof’ design. The main bedroom suite comprises a double bedroom, dressing room with extensive wardrobes, and a full bathroom suite with a jacuzzi bath and shower unit. There are three double bedrooms on the first floor and a shower room. The second bedroom is accompanied by a versatile dressing room and additional room which would make a delightful children’s bedroom suite.

To the side of the house, a large wing with its own entrance and staircase offers potential for a self-contained annexe for multi-generational living options. Planning permission was granted and remains extant to fully create this annexe (planning ref: PL/2021/09848). The wing currently makes a fantastic home business suite.



Screened by mature hedging, a double timber gate opens into a private circular forecourt providing ample parking for numerous vehicles. The large rear garden reaches over 100ft laid mostly to lawn with social seating terraces thoughtfully positioned. There are two timber sheds, a pergola seating area, and external power connections.

### Situation

The village of Corston has a number of amenities which include a public house and parish church with delightful walks amongst the Wiltshire countryside that surrounds it. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds and is about 2.5 miles away which has numerous independent shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) is conveniently located 3 miles to the south of Corston providing excellent access to the major centres of Bristol and Swindon together with London and the West

Country. Main line rail services are available from Chippenham and Kemble near Cirencester providing fast links with the capital (Paddington in about 75 minutes).

### Additional Information

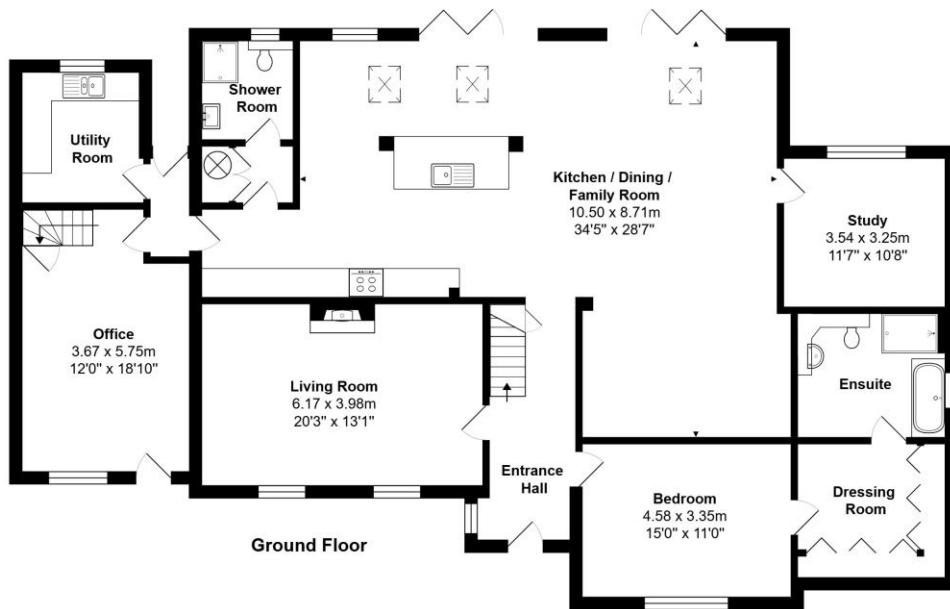
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and for mobile phone coverage. Wiltshire Council Tax Band E.

### Directions

From Malmesbury follow the A429 towards Chippenham to the village of Corston. Proceed through the village and take the last right hand turn into Barton Way and immediately bear left onto Kingway View. Follow the lane to locate the property on the right-hand side.

Postcode SN16 0HG  
What3words: ///groups.lunge.exit

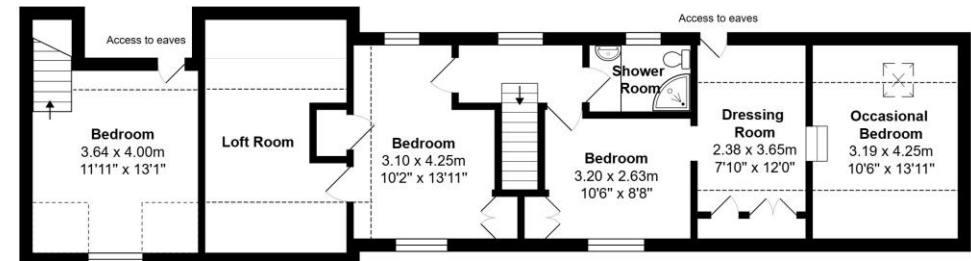




Total Area: 292.3 m<sup>2</sup> ... 3146 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(102 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	61	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



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