



GRANTLEY

PARK STREET, CHARLTON, WILTSHIRE

A well-presented detached village house with an impressive extended kitchen/dining/family room and large garden with uninterrupted rural views

Ground Floor: Hall • Sitting room
Kitchen/Dining/Family Room • Study
Utility Room • Cloakroom

First Floor: Four Double Bedrooms (one en suite)
Family Bathroom

Outside: Mature Lawned Rear Garden
Driveway With Parking For Several Cars
Detached Double Garage

Butler 
Sherborn

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DESCRIPTION

Situated on a no through lane, Grantley is an excellent family house with well-proportioned accommodation arranged over two floors, positioned within a plot just shy of 0.3 acres. A particular feature of the house is the impressive and extended kitchen/dining/family room which has built-in Neff and Bosch appliances, a central island, ample space for a large dining table and several sofas and a contemporary electric fire with stone surround. Bi-fold doors, flanked by French doors, lead directly out onto the full-width paved terrace. Leading off from this room is the sitting room with its wood burning stove as well as a separate utility room with door providing side access. Completing the ground floor accommodation is a study and guest cloakroom. Upstairs, the principal bedroom has an en suite bathroom with built in wardrobes and there are three further double bedrooms as well as a family bathroom.



OUTSIDE

The large rear garden has a full width paved terrace, ideal for al fresco entertaining, that leads onto the lawn which is flanked by a variety of established trees and shrubs, all of which help to provide a level of natural privacy. At the far end of the garden there is a delightful lawned area, with stunning views over open countryside.

To the front of the house is a gravelled driveway allowing parking for several cars, an area of lawn as well as a detached double garage.

SERVICES

Mains water, electricity and drainage. Oil fired central heating. Electric underfloor heating in kitchen extension. Broadband currently disconnected. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.





TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX

Band G

EPC

Band D

VIEWINGS

Viewings strictly by appointment only.
Please contact Butler Sherborn Cirencester Office -
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DIRECTIONS (SN16 9DF)

From Malmesbury, take the B4040 towards Charlton and upon entering the village, turn immediately left onto Park Street. Grantley will be found on your right-hand side, just before reaching St John the Baptist Church.

what3words: ///unstated.roofs.region



Pubs

The Horse & Groom, Charlton 0.5 miles
 The Potting Shed, Crudwell 3 miles
 The Old Bell Hotel, Malmesbury 4 miles
 The Cat & Custard Pot Inn, Shipton Moyne 6.5 miles
 Whatley Manor Hotel & Spa, Easton Grey 6 miles



Towns

Malmesbury 3.5 miles
 Cirencester 13 miles
 Westonbirt Arboretum 9 miles
 Tetbury 6 miles
 Sherston 9 miles
 Bath 26 miles



Schools

Lea & Garsdon Primary School 1.5 miles
 Malmesbury Primary School 3 miles
 Crudwell Primary School 3 miles
 Malmesbury Secondary School 4 miles
 Westonbirt School 9 miles



Train Station/M4

Kemble 7 miles
 Jct 16 M4 8 miles

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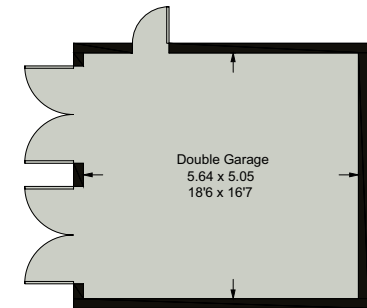
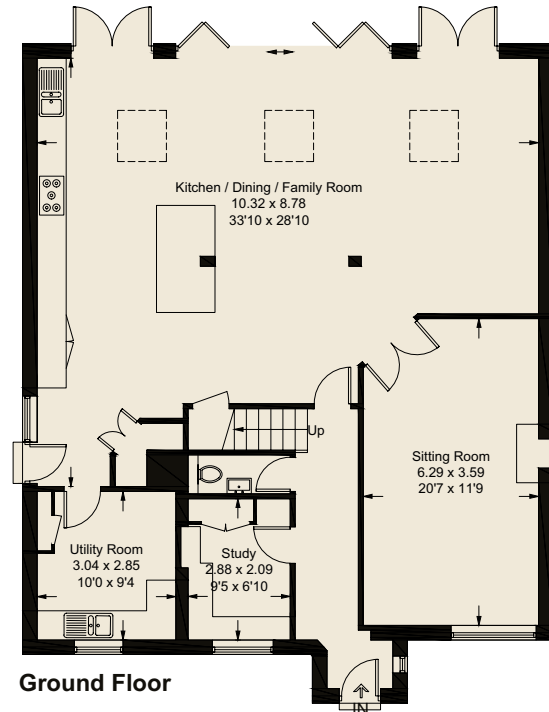
Grantley

Approximate Gross Internal Area = 195.7 sq m / 2106.7 sq ft

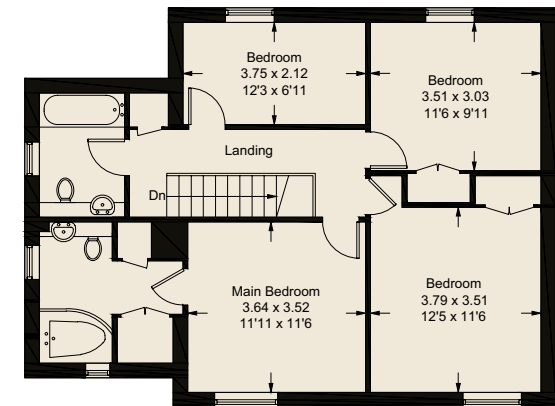
Garage = 28.5 sq m / 306.4 sq ft

Total = 224.2 sq m / 2413.1 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1339246)



(Not Shown In Actual Location / Orientation)



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