



JAMES PYLE & CO



4 Michael Pym's Road, Malmesbury, Wiltshire, SN16 9TY

Substantially extended semi-detached house  
Low running costs with PV and thermal panels  
4 bedrooms  
2 reception rooms  
Bathroom and en-suite  
Pretty landscaped garden  
Versatile outbuilding  
Private off-street parking



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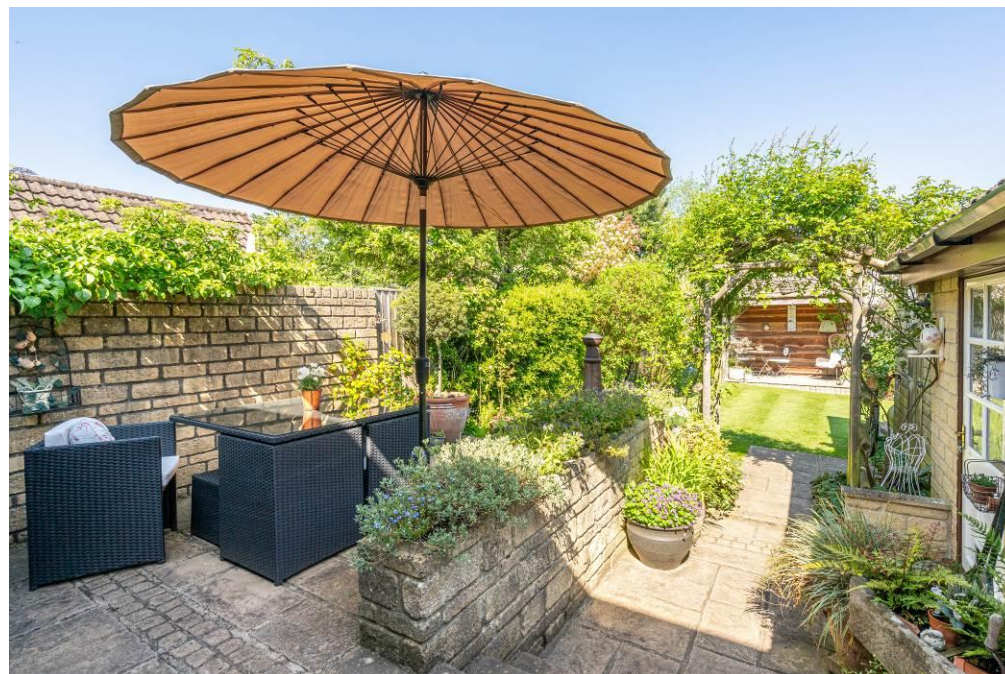


The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

## Offers in excess of £400,000

Approximately 1,137 sq.ft excluding outbuilding

‘A significantly extended semi-detached house with a versatile outbuilding, plus low running costs via PV and thermal panels’



### The Property

This well-presented four-bedroom modern house is situated in the popular Reeds Farm development with excellent access to local schools and the town centre. Largely extended and meticulously maintained, this semi-detached home features significant upgrades including solar panels (generating electricity on a 74p/kw feed-in tariff), thermal solar panels for hot water, air conditioning in the bedrooms, and a water softener, ensuring energy-efficient and low running costs. The well-proportioned accommodation extends to approximately 1,137 sq.ft. over two floors.

Entered through a front porch, the ground floor has a front reception room complemented by a convenient cloak storage area and a WC. The dining room seamlessly flows into a delightful garden room extension connecting to an external seating terrace through double doors. The kitchen is well-appointed with a range of modern units.

Upstairs, there are three double bedrooms and a versatile fourth single bedroom. The principal bedroom suite boasts fitted wardrobes and an en-suite bathroom. The family bathroom has been tastefully updated into a shower room. A former garage has been converted into an extension of the accommodation offering a versatile workshop option complete with a sink and utility appliances. Underfloor heating warms the kitchen, shower room and downstairs WC.

Externally, a block-paved driveway offers off-street parking for two vehicles. The rear garden is an absolute joy, thoughtfully landscaped into charming individual areas, including a raised patio terrace perfect for al-fresco dining, a lawn complete with a pretty fish pond, and a lovely roofed gazebo, offering a serene spot to unwind.

### Situation

Malmesbury, voted 'Best Place to Live in the

South West' by the Sunday Times in 2026, is an ancient hilltop town nestled on the southern edge of The Cotswolds. This historic market town, reputed to be the oldest borough in England, boasts a vibrant High Street with numerous independent shops, pubs, and restaurants. Residents benefit from a new Aldi, a Waitrose store, and a regular weekly Farmer's market. The town offers an excellent choice of both primary and secondary schools, along with good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to major employment centres in Bristol and Swindon, as well as to London and the West Country. Mainline rail services are accessible from Chippenham and Kemble, offering connections to London Paddington in approximately 75 minutes.

### Additional Information

The property is Freehold with gas-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 on mobile phone coverage. Wiltshire Council Tax Band C.

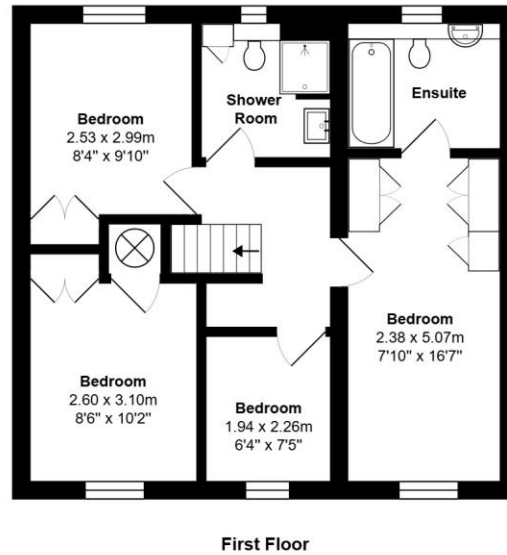
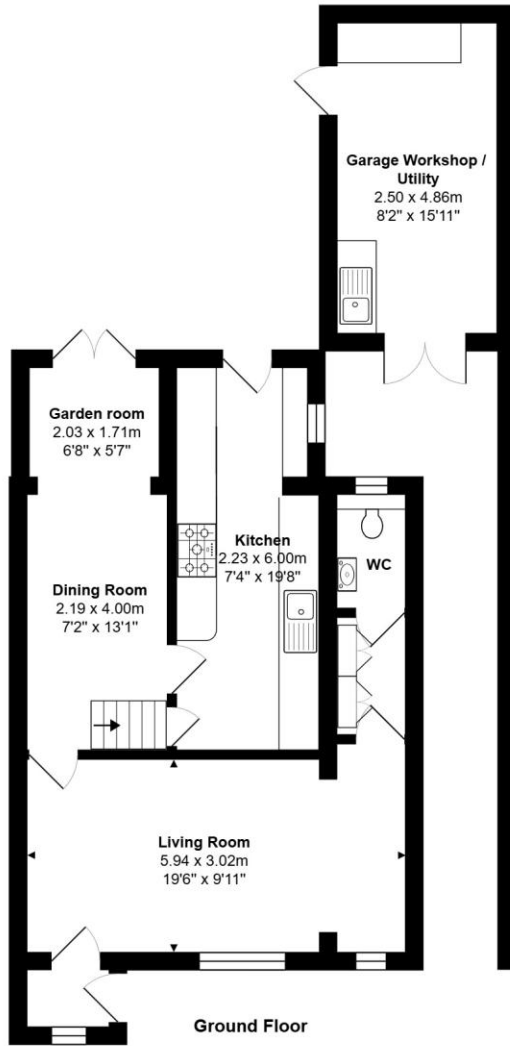
### Directions

From the centre of Malmesbury head in the Tetbury direction and by the Co-op supermarket take the third exit off the roundabout into Reeds Farm. Proceed along the road into the estate and take the third left into Michael Pym's Road to locate the property after a short distance on the right-hand side.

Postcode SN16 9TY

What3words: ///theme.crusted.warp





Total Area: 105.6 m<sup>2</sup> ... 1137 ft<sup>2</sup> (excluding outbuilding)

All measurements are approximate and for display purposes only



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