



JAMES PYLE & CO.

Foxleigh, Stonehill, Charlton, Wiltshire, SN16 9DX

Detached period cottage
3 bedrooms
4 reception rooms
Kitchen/dining room
Large plot of 0.68 acres
Gated private off-street parking
Landscaped mature garden
Rural location between Charlton and Minety



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £700,000

Approximately 1,741 sq.ft

‘Set within a fantastic mature plot of 0.68 acres, this detached period cottage has been greatly improved, with planning consent to extend further’

The Property

Foxleigh is a charming detached Cotswold cottage set within large, beautifully landscaped gardens and grounds of about 0.68 acre. The cottage has been the subject of many improvements including an oak garden room extension in recent times. The property is located in a rural location between the villages of Charlton and Minety with excellent connections to the towns of Malmesbury and Cricklade.

There is ample reception space with four reception rooms as well as an excellent open plan kitchen/dining room with a high vaulted ceiling above. The living room features a magnificent inglenook stone fireplace with a wood-burning stove inset. On the first floor, there are three bedrooms, the principal of which with an en-suite, alongside a further shower room. One of the ground floor reception rooms could be utilised as a fourth bedroom if required.

The property lends itself to further enlargement

and in March 2024 planning permission was granted to create the a wraparound fashionable kitchen/family room at the rear. This has potential to add a further bedroom above (subject to additional planning).

The exterior of the property is a fantastic feature having been thoughtfully designed with a large paved terrace ideal for entertaining and a hot tub area looking across the fields beyond. The grounds are laid mostly to lawn interspersed with vibrant flower beds. A gated driveway opens to ample parking over a gravelled driveway while there is a secondary driveway access.

Situation

The property is rurally located between the villages of Charlton and Minety. Charlton is a desirable village with an excellent public house 'The Horse & Groom', a parish church and village hall as well as a beautiful cricket ground and playing fields close by. Located 2 miles to the east, Minety has a village shop, primary school, and pre-school. Malmesbury is the nearest town



(about three miles) and 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, restaurants and cafes, there is also a new Waitrose store and a regular weekly Farmer's market. The town has an excellent choice of both primary and secondary schools and very good recreational and leisure facilities. The M4 motorway Junction 17 to the south provides fast road access to Bristol and the West Country while Junction 16 gives access to London. Main line rail services are available from Chippenham, Swindon and Kemble (Paddington in about 75 minutes).

Additional Information

The property is Freehold with oil-fired heating, private drainage, mains water and electricity. Ultrafast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information.

Wiltshire Council Tax Band F.

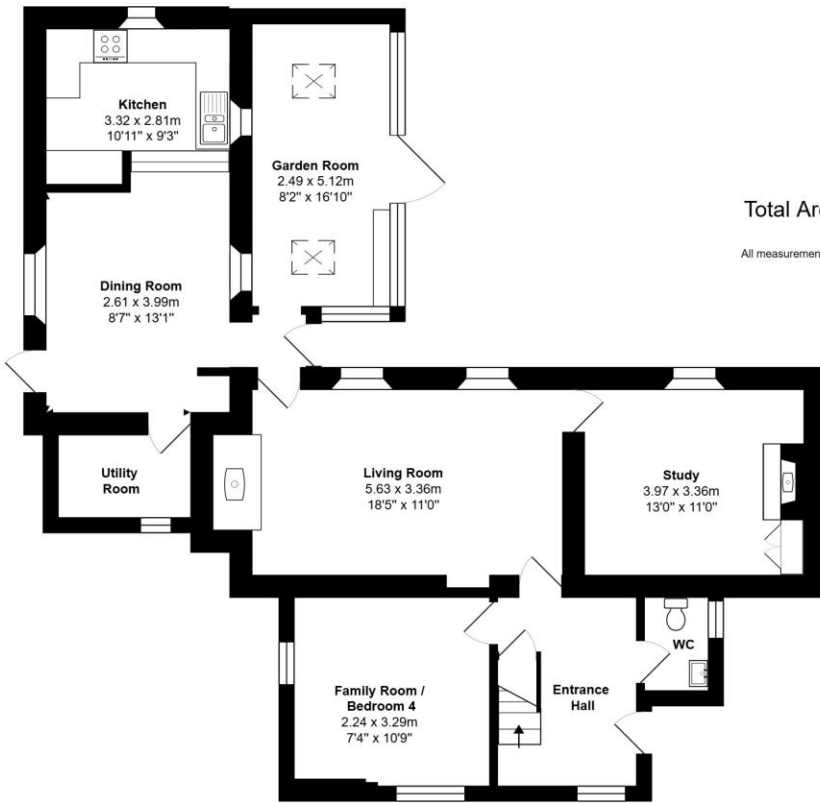
Directions

From Malmesbury, take the B4040 towards Minety and follow the road to Charlton. Proceed through the village and continue along the B4040 for a further approximate 2 miles to locate Foxleigh on the left hand side.

Postcode SN16 9DX

What3words: ///ferried.balancing.fillers



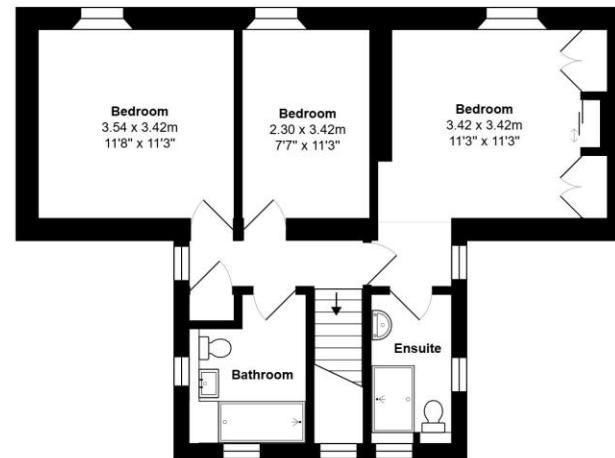


Ground Floor



Total Area: 161.8 m² ... 1741 ft²

All measurements are approximate and for display purposes only



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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