



JAMES PYLE & CO

Old Exchange, Alderton Road, Grittleton, Chippenham, Wiltshire, SN14 6AN

Detached period house
 Beautiful interior and deceptively large
 4/5 bedrooms
 Fantastic open plan kitchen/living/dining room
 Peaceful views over farmland
 Ample private parking and garage
 Separate home office
 0.17 acre plot
 Desirable village with popular pub



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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

Guide Price: £930,000

Approximately 1,960 sq.ft excluding home office
 and garage

‘Beautifully finished with a tastefully updated interior,
 this deceptively large 4/5 bedroom house enjoys tranquil
 views of farmland and sunsets’



The Property

Backing onto open farmland, The Old Exchange is an immaculately presented detached home that has been thoroughly refurbished and improved in recent years. Sitting centrally within a 0.17-acre plot, behind stone walling, and with wonderful westerly open views at the rear, the property offers a delightful sense of seclusion and tranquillity in the village of Grittleton, only a few minutes' walk from the local pub. The stylish interior has been tastefully finished throughout and is most deceptive in size, with the accommodation reaching just under 2,000 sq.ft., accompanied by a garage and a superb home office.

The ground floor is configured perfectly for both everyday family life and entertaining, centred around a large, open-plan kitchen/living/dining room that is triple-aspect and takes full advantage of the countryside views. The custom-built kitchen is equipped with integrated appliances, plus a large

breakfast bar island, perfect for casual dining or social gatherings. Across the hall, a very useful utility/boot room provides extensive storage. There is also a versatile second reception room, which could easily be utilised as a ground floor bedroom if desired, conveniently positioned by the downstairs WC. Upstairs, there are four bedrooms and a large family bathroom fitted with both a shower and a bath. The main bedroom has been recently upgraded with a range of fitted wardrobes and drawers, offering ample storage.

The property benefits from plenty of private parking on the front gravelled forecourt, secured by a timber gate. The garage boasts loft storage above and adjoins the excellent home office, which is equipped with heating and WiFi, providing an ideal space for remote work or hobbies. The lovely south-westerly garden offers a tranquil outdoor retreat and is ripe for enlarging by removing a stone wall, as the current owner has purchased an

additional parcel of the field immediately behind. The patio terrace is an idyllic area to enjoy a peaceful evening drink while watching the sunset over the fields beyond.

Situation

Grittleton is a popular and peaceful North Wiltshire village with an excellent community and amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring villages of Hullavington and of Yatton Keynell offer a post office/stores, doctors surgery and primary schools. A more comprehensive range of facilities are found in the nearby towns of Chippenham and Malmesbury. The cultural cities of Bath and Bristol are about 20 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and both the M4 Junctions 17 and 18 are about 10 minutes' drive away providing access to Bristol, London, the South and the Midlands.

Additional Information

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

Directions

Enter Grittleton from the East along The Street and continue passed the Church to take the right hand turn at the cross roads towards Sherston. Proceed along Alderton Road and locate the property as the first one on the left hand side.

Postcode SN14 6AN
 What3words: ///shed.rewriting.rushed

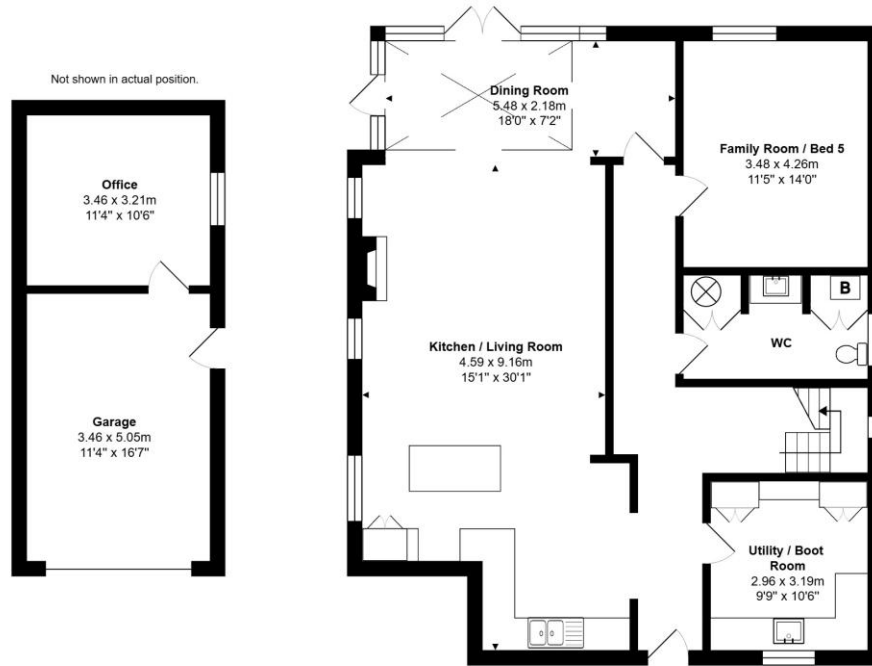




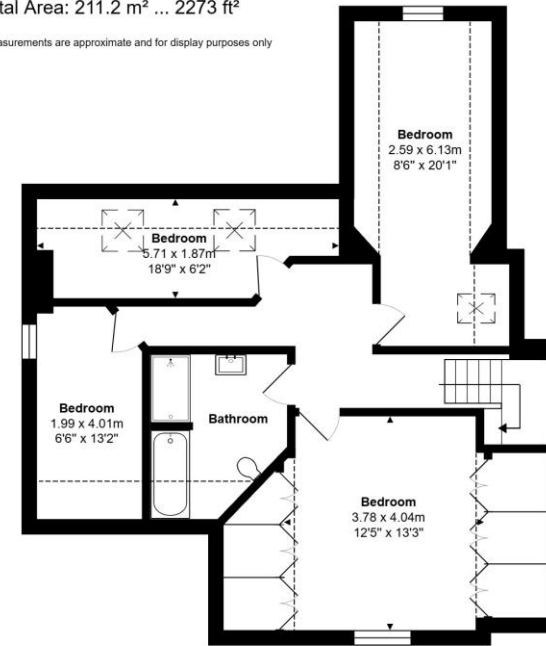
House Area: 182.1 m.sq ... 1960 sq.ft

Total Area: 211.2 m² ... 2273 ft²

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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



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