



JAMES PYLE[®] & CO.



Masons, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP

Beautiful Cotswold stone house
Stunning renovated interior
3 bedrooms and study
Large reception rooms
Kitchen/breakfast room
Pretty gardens
Private parking and garaging
Quaint village setting



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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: £1,350,000

Approximately 2,219 sq.ft excluding garaging



‘A beautifully renovated Grade II listed village house with a very impressive interior and pretty gardens’

The Property

Masons is a very impressive Cotswold stone village house which has undergone a stunning project of refurbishment. Grade II listed and dating back to the late 17th Century, the property offers substantial accommodation having been combined with a c.1850 built adjoining barn in the 20th Century. In recent times, the current owners have completed a thoughtful renovation sympathetically restoring the property and presenting it to a beautiful standard of a page from a magazine. The house sits within a large 0.36 acre plot whilst the interior extends to 2,219 sq.ft over two floors.

The ground floor configuration includes two large reception rooms, both of which are dual-aspect with views over the garden and feature wood-burning stoves. The main living room of which is finished with fitted shutters. The sitting/dining room opens to a traditional front porch connecting to the pretty garden

and also conveniently adjoins the kitchen. The kitchen has been updated with a range of units and integrated appliances, as well as a breakfast bar. To the side, there is a rear lobby, large utility room, and a WC off. There is a downstairs bedroom and a separate study which could also be utilised as an additional bedroom. Upstairs, there are two generous bedrooms with fitted wardrobes, and a family bathroom off the landing.

Masons is entered through a five-bar gate at the side opening to a forecourt providing private parking for numerous vehicles. In addition, there are two integrated garages. The main garden area lies to the front of the house benefitting from a sunny south and westerly aspect. This private area comprises a charming patio terrace and lawn bound by vibrant perennial flower beds. There is a delightful enclosed courtyard area behind the house, while adjoining the parking area there is a further good-sized lawned garden complete with a vegetable patch.

Situation

Grittleton is a highly sought after and delightfully unspoilt North Wiltshire village with excellent community and amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store, doctors surgery and primary school. 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.

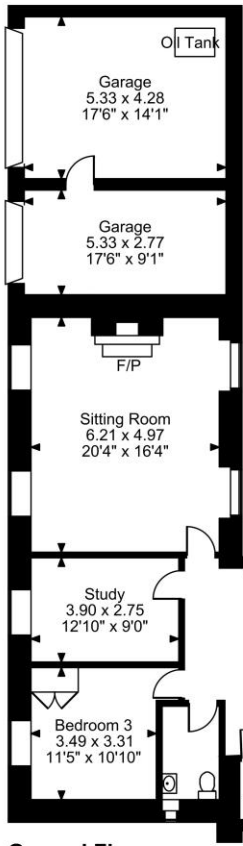
Directions

From the centre of the village, pass the Neeld Arms on the right hand side and continue to find the entrance to the property on the right shortly after the church.

Postcode SN14 6AP

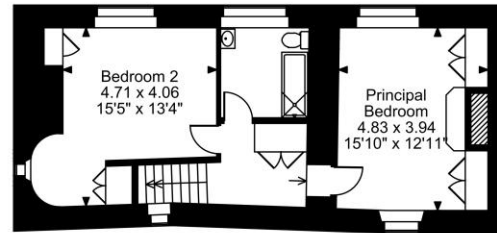
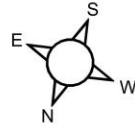
What3words: ///breakaway.brains.snooty





Ground Floor

Masons, The Street, Chippenham
Approximate Gross Internal Area
Main House = 2219 Sq Ft/206 Sq M
Garages = 422 Sq Ft/39 Sq M
External Room = 26 Sq Ft/2 Sq M
Total = 2667 Sq Ft/247 Sq M



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		72
(55-68)	D		
(39-54)	E		
(21-38)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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