



JAMES PYLE^{CO.}

Carric, Kingway View, Corston, Malmesbury, Wiltshire, SN16 0HG

Impressive detached modern house
Substantially extended and upgraded
Large open plan /kitchen/dining/family room
4 bedrooms
Planning permission for an annexe
2 separate reception rooms and home office
Large 0.36 acre plot
Positioned down a private drive
Countryside and sunset views
No chain



01666 840 886
jamespyle.co.uk



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

Guide Price: £895,000

Approximately 3,146 sq.ft

‘Tucked down a private drive with countryside views, this impressive unique home offers multi-generational living options and is set amongst 0.36 acres’

The Property

Hidden down a private lane with outstanding rural views across the adjoining countryside, Carric is a stunning modern detached house which has been greatly improved by the current owners. Formerly a bungalow, the property has been substantially extended and reconfigured into a contemporary unique home boasting over 3,140 sq.ft. While offering fantastic sized accommodation internally, the property also offers excellent outside space with a generous 0.36 acre plot. The property is available with no onward chain and has been thoroughly updated in recent years including new double glazed windows and doors, and a modern boiler.

The heart of the home centres around an impressive light and bright open plan room with double bi-folds overlooking the garden. This large area is ideal for everyday family life and entertaining guests, comprising a kitchen, dining, and sitting areas complete with herringbone Karndean flooring beneath. The stylish bespoke kitchen is fitted Dekton Trillium worksurfaces and a range of Neff appliances

which include two ovens, an induction hob, dishwasher, full height fridge, plus a Quooker tap and water softener. There are two further separate reception rooms; a spacious living room with cosy wood-burning stove, and a versatile study to the side.

The principal bedroom is arranged on the ground floor allowing for a ‘future proof’ design. The main bedroom suite comprises a double bedroom, dressing room with extensive wardrobes, and a full bathroom suite with a jacuzzi bath and shower unit. There are three double bedrooms on the first floor and a shower room. The second bedroom is accompanied by a versatile dressing room and additional room which would make a delightful children’s bedroom suite.

To the side of the house, a large wing with its own entrance and staircase offers potential for a self-contained annexe for multi-generational living options. Planning permission was granted and remains extant to fully create this annexe (planning ref: PL/2021/09848). The wing currently makes a fantastic home business suite.



Screened by mature hedging, a double timber gate opens into a private circular forecourt providing ample parking for numerous vehicles. The large rear garden reaches over 100ft laid mostly to lawn with social seating terraces thoughtfully positioned. There are two timber sheds, a pergola seating area, and external power connections.

Situation

The village of Corston has a number of amenities which include a public house and parish church with delightful walks amongst the Wiltshire countryside that surrounds it. Malmesbury is an ancient hilltop town situated on the southern edge of the Cotswolds and is about 2.5 miles away which has numerous independent shops, pubs and restaurants and a regular weekly Farmers market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) is conveniently located 3 miles to the south of Corston providing excellent access to the major centres of Bristol and Swindon together with London and the West

Country. Main line rail services are available from Chippenham and Kemble near Cirencester providing fast links with the capital (Paddington in about 75 minutes).

Additional Information

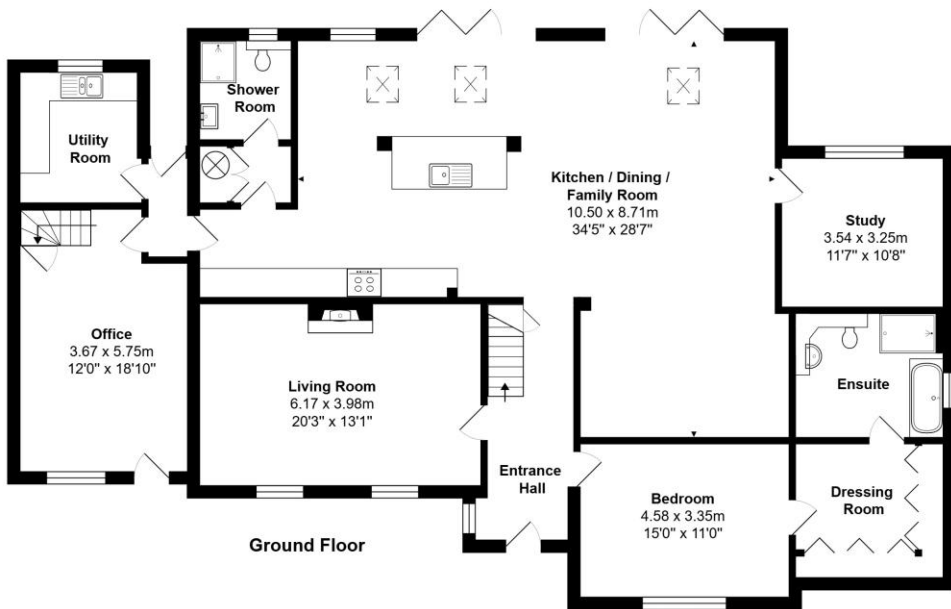
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and for mobile phone coverage. Wiltshire Council Tax Band E.

Directions

From Malmesbury follow the A429 towards Chippenham to the village of Corston. Proceed through the village and take the last right hand turn into Barton Way and immediately bear left onto Kingway View. Follow the lane to locate the property on the right-hand side.

Postcode SN16 0HG
What3words: ///groups.lunge.exit

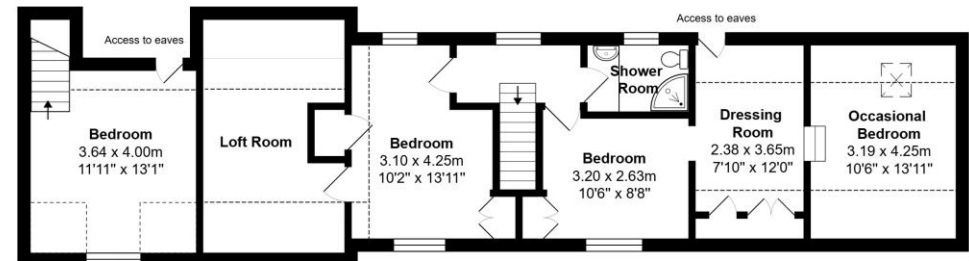




Total Area: 292.3 m² ... 3146 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(10 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577