

The Hassocks, Church Lane, Shipton Moyne, Gloucestershire, GL8 8PW

Detached village house
4 bedrooms
Large dual-aspect living room
Kitchen and dining room
Bathroom and en-suite
Gated private parking and garage
Sunny south-facing garden
Lovely quiet position near the village church



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: £675,000

Approximately 1,178 sq.ft excluding garage

‘Occupying a lovely quiet position near the village church, this detached 4-bedroom house enjoys a sunny south-facing garden’



The Property

Located down a peaceful quaint no-through lane leading to the village church, The Hassocks occupies a desirable position within the highly sought-after Cotswold village of Shipton Moyne. Built in 1986, the property sits within a comfortable plot with ample parking at the front and a sunny south-facing garden to the rear. The property has been well-maintained and has the great addition of solar panels, while today there is scope for the next owners to put their mark on the accommodation which extends to around 1,178 sq.ft.

The ground floor opens through a porch to a central entrance hall with under stairs storage fitted. The large dual-aspect living room occupies the entire side complete with an open fireplace and double doors to the garden. There is a separate dining room and kitchen which could be knocked through as one if desired. The kitchen is fitted with a

range of units and integrated appliances. A downstairs WC also houses the utility appliances. Upstairs on the first floor are four bedrooms. The main bedroom has fitted wardrobes and an en-suite shower room. The family bathroom is located off the landing. A boarded loft provides useful storage.

A five-bar timber gate opens to the gravelled driveway providing parking for numerous cars in addition to the single garage which has power connected. The sun-filled garden has been landscaped with a patio terrace, lawn, and a lovely pergola covered decked terrace.

Situation

Shipton Moyne is a beautiful and sought after Cotswold village situated 3 miles south of Tetbury. The popular Cat and Custard Pot pub is situated a few doors from the property whilst the village also has a village hall, church and a playing field. Close by are the market towns of Malmesbury and Tetbury and both

towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 20 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham and Kemble.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. There are solar panels on a feed-in tariff providing electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast Gigaclear full fibre broadband is connected. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Cotswold District Council Tax Band F.

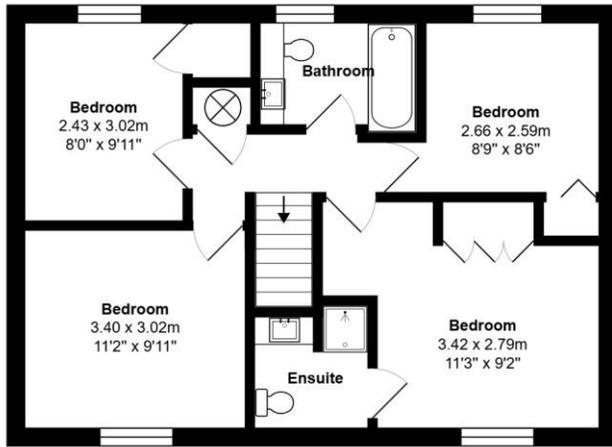
Directions

From Tetbury, follow the A433 towards Bath and take the first left hand turning after about a mile towards Shipton Moyne. Follow the lane to Shipton Moyne and enter the village. Take the left hand turn towards the church and locate the property as the second to last on the right hand side.

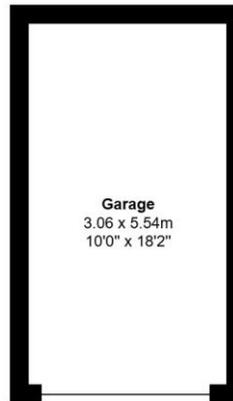
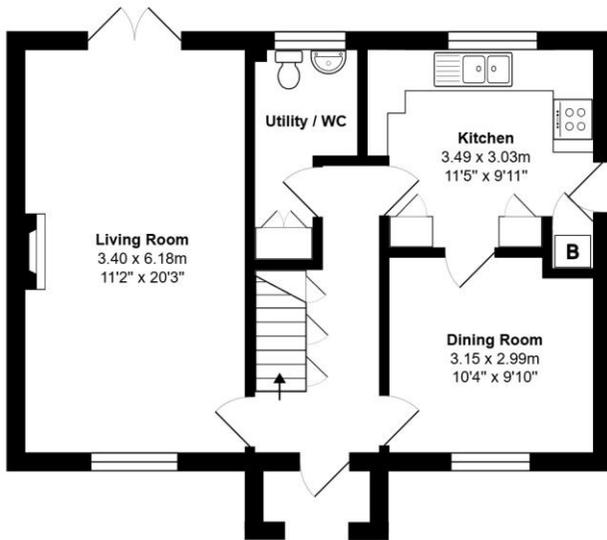
Postcode GL8 8PW

What3words: ///royally.mulled.conforms





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



Total Area: 109.4 m² ... 1178 ft² (excluding garage)

All measurements are approximate and for display purposes only

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