



Merton House, The Street, Lea, Malmesbury, Wiltshire, SN16 9PG

Individual Detached Home
 Spacious & Versatile Accommodation
 Perfect equestrian smallholding
 1 Bedroom Annexe
 4 Double Bedrooms
 Ample Living Accommodation
 Large South-Facing Garden
 Stabling & Triple Garaging

Approximately 5.75 acres
 Main house accommodation c.2,214 sq.ft
 Annexe 690 sq.ft



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Price Guide: £1,200,000

‘Located in the heart of Lea with a very deceptive appearance from the front, an ideal property for the equestrian and those seeking the country life’

The Property

Merton House is a unique opportunity to acquire a modern detached village house boasting 5.75 acres and is situated in the heart of the popular village of Lea near Malmesbury. Individually built in the 1980's by a local builder displaying characterful features, the property now requires general modernisation and updating but offers tremendous scope to extend with a large attic (927 sq.ft.) complete with velux windows ready for a loft conversion. The current accommodation offers spacious and versatile family living arrangements including the opportunity to combine households through a 1 bedroom annexe (690 sq.ft.) located above the garaging.

Internally, the main house extends in all to 2,214 sq.ft. boasting ample living space comprising two reception rooms open plan to one another, a well-fitted kitchen with timber beamed features, large conservatory and a useful home office complete with a fixed safe and independent entrance. A spacious utility/boot room is ideal for country living and accesses the garaging and annexe. A beautiful mahogany spiral staircase leads up to the first

floor where there are four double bedrooms all with built-in storage. The main bathroom is located off the landing whilst the principal bedroom benefits from an en-suite bathroom fully fitted with a separate shower and bath. Excellent views over the grounds and gardens can be enjoyed from the rear aspect of the house.

The property is accessed through a five-bar gate set behind stone walling and a front lawn, with the gravelled driveway sweeping round to the triple garage. A double timber gate to the side of the property provides vehicular access to the stabling/paddocks. The mature garden enjoys a sunny south-facing aspect and is landscaped with an extensive lawn and well-established shrub borders. The stabling is situated beyond the garden and comprises four loose boxes complete with lighting, power and water connections. A charming wildlife garden is set around a pond featuring a picturesque willow tree. From here the grounds open to the paddock land perfect for equestrian use divided into three fenced paddocks with water and extending in all to 4.6 acres. Further land can be available by further negotiations if desired which will include an additional vehicular



access to the land located off Winkworth Lane.

Situation

Lea is a pretty and very sought after village situated approximately two and a half miles east of Malmesbury surrounded by beautiful Wiltshire countryside with a network of footpaths and bridleways, ideal for those who enjoy the outdoor life. Lea has an excellent Primary School, a very good public house with restaurant and a parish church. Nearby Malmesbury, an ancient hilltop market town, is reputed to be the oldest borough in England. Today, the High Street has numerous independent shops, pubs and restaurants and a regular weekly Farmer's market whilst the town has excellent choice of both primary and secondary schools and good recreational and leisure facilities. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes).

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage and water, and LPG to the gas fire. Solar panels provide electricity and feed back into the grid generating an income of approximately £1500-£2000 p/a. Both the external boiler and oil tank have been replaced in recent years. Please note, there is a public footpath over the southern boundary of the land.

Directions

From Malmesbury, follow the B4042 towards Brinkworth then take the left-hand turn to Lea. Follow the lane through the village, passing the pub and just after Little Badminton Lane, locate the property on the right. Sat nav postcode SN16 9PG

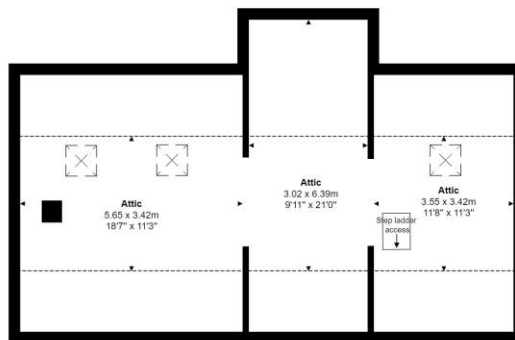
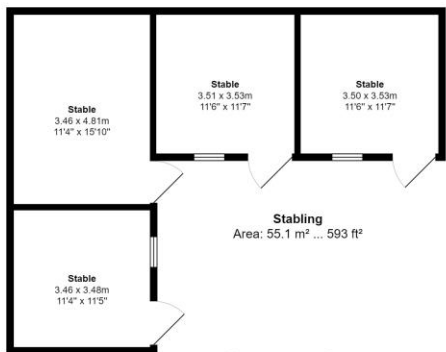
Local Authority

Wiltshire Council

Council Tax Band

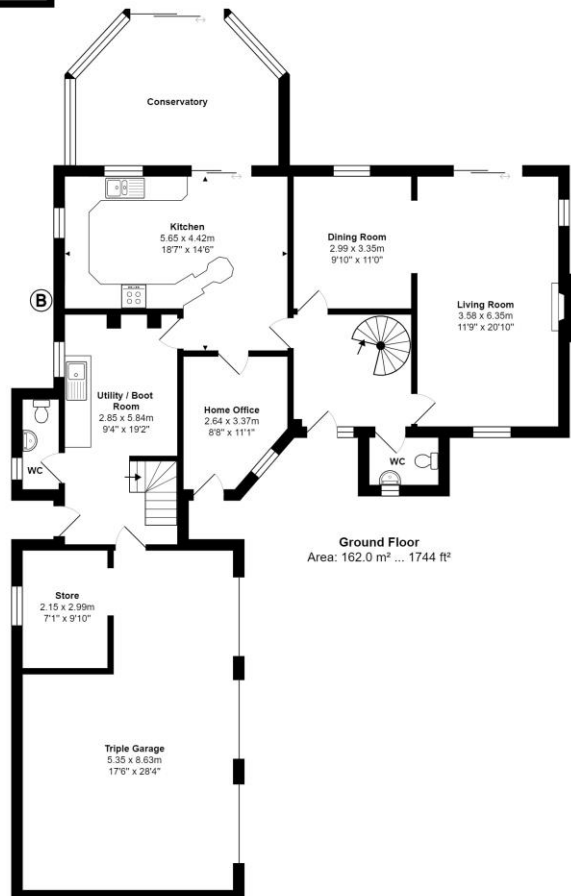
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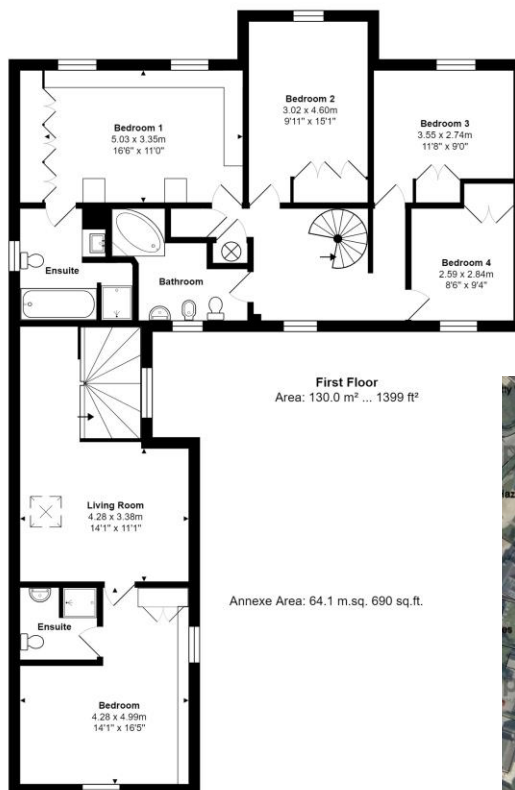


Second Floor
Area: 86.1 m² ... 927 ft²

EPC Graph to follow



Ground Floor
Area: 162.0 m² ... 1744 ft²



First Floor
Area: 130.0 m² ... 1399 ft²

Annexe Area: 64.1 m.sq. 690 sq.ft.

Total Area: 433.2 m² ... 4663 ft²

Main House Area (excluding garaging, attic & annexe): 205.7 m.sq. 2214 .sqft.



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