



Malvern, Brook End, Luckington, Chippenham, Wiltshire, SN14 6PJ

Detached Cotswold Stone Home
 Idyllic Rural Position
 Recently upgraded to a high specification
 Immaculately Presented
 4 Double Bedrooms
 3 Receptions plus all-weather conservatory
 Bespoke Kitchen/Breakfast Room
 Bathroom & 2 En-suites
 Double Garage
 Beautiful Sunny Garden

Approximately 2,204 sq ft



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Price Guide: £975,000

‘An idyllic rural position by a small brook surrounded by country views, this exceptional home has been significantly upgraded’

The Property

This very attractive modern detached house is set within an idyllic rural hamlet backing onto woodland and a small brook. Completed in 2000, the property is one of a pair of high-quality homes designed by local architect Charles Manning constructed with natural Cotswold stone gabled elevations. The current owners have made significant improvements to the property upgrading it to an excellent specification with brand new kitchen and bathrooms (with built-in Bluetooth speakers). Other notable upgrades include new heating and plumbing systems with a new external boiler and water tank.

Malvern has an excellent internal layout which offers spacious light and airy accommodation which extends to around 2,204 sq.ft. The accommodation is very tastefully decorated and immaculately presented to be move in ready. Centred around a large entrance hall, there are three reception rooms that include a study, dining room and spacious living room with a corner fireplace and new wood burning stove. The living room is thoughtfully designed to be open plan to the large bespoke all-weather conservatory overlooking the garden. The conservatory boasts tiled flooring with underfloor heating which continues to the

stunning kitchen/breakfast room. Fitted with bespoke painted units beneath engineered Quartz surfaces, the kitchen is set around a large central breakfast bar and benefits from a range of integrated Neff appliances including a dishwasher, induction hob, oven and separate steam oven alongside a range of soft close draws and cupboards plus power charging points. Off the kitchen there is a matching utility room opening to the large garage which has been fitted with a new wood-effect rollover double width door. Upstairs, there are four excellent sized double bedrooms. The principal bedroom boasts a large dressing room fitted with wardrobes and en suite shower room whilst a second en suite serves one of the guest bedrooms. All of the bathrooms have been updated to a stylish contemporary finish and benefit from underfloor heating. The family bathroom is located off the landing showcasing a large wet-room style shower and freestanding bath.

Private off-road parking is available over the gravelled driveway to one side in front of the garaging. The whole garden, which extends to around 0.20 acre, is a true delight lying mainly at the rear which has been carefully landscaped with well-kept lawns, vibrant borders and a number of patio and sitting areas taking full advantage of the sun all day and the charming position by the brook.



Situation

Brookend is a most delightful small hamlet, rurally situated midway between the sought after villages of Sherston and Luckington within a beautiful setting on an fledgling tributary of the River Avon (a stream). Brookend comprises only a handful of cottages and homes with its own strong community yet allows the resident to enjoy its peaceful surroundings.

The beautiful and much sought after village of Sherston with its broad High Street and historic stone houses, is conveniently located on the edge of the Cotswolds and has a thriving community and was recently voted as 5th Best Village in which to live by The Times. The village offers many facilities including churches, primary school, doctors' surgery, post office/general stores, hairdresser, wine shops and two excellent public houses together with a host of societies and clubs offering entertainment and social events for young and old alike. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops, services, excellent schools and leisure facilities. Junctions 17 & 18

of the M4 are both within 15 minutes drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

Tenure & Services

We understand the property is Freehold with oil central heating, private drainage, mains water and electricity.

Directions

From Sherston head west towards Luckington on the B4066. After a mile, bear left signposted for 'Brookend' and continue along the lane for about 300 yards and locate the property on the left hand side. Postcode SN14 6PJ

Local Authority

Wiltshire Council

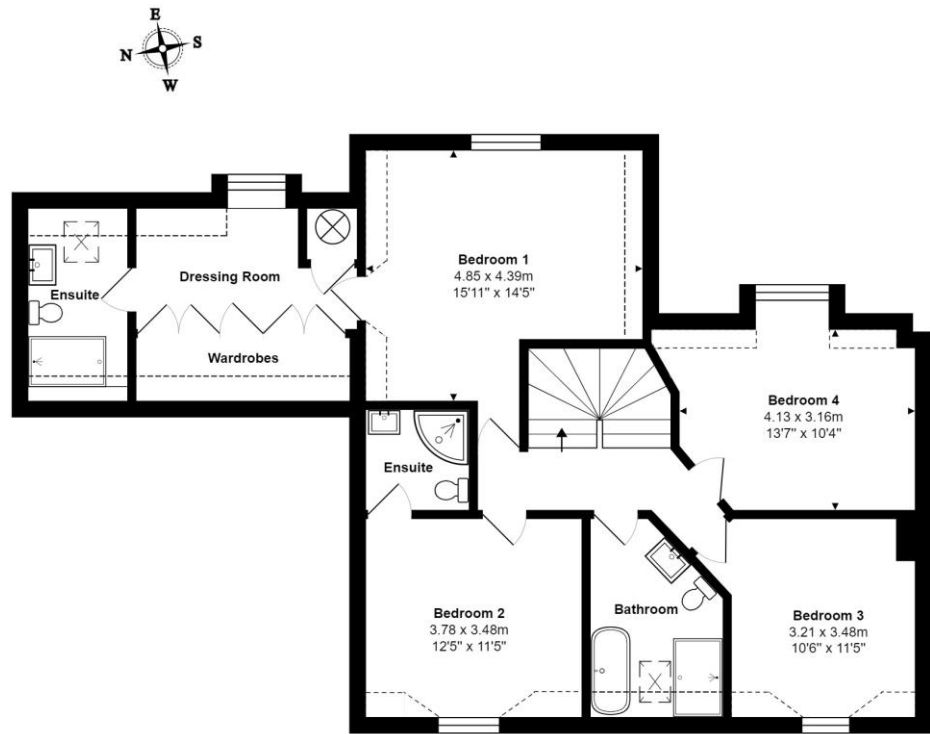
Council Tax Band

G £3,220





Ground Floor



First Floor

Total Area: 204.8 m² ... 2204 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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