



JAMES PYLE & CO.

3 Quarry House, Corston, Malmesbury, Wiltshire, SN16 0HJ

Semi-Detached Period Home
Discreet tucked away position
Light filled with high ceilings
3 Bedrooms, 2 Bathrooms
2 Large Reception Rooms
Remodelled Kitchen/Breakfast Room
Double Garage & Parking
Office/Studio over garage
Private Wraparound Gardens



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James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,541 sq ft

Price Guide: £600,000

‘A recently upgraded semi-detached 18th Century period home tucked away within well established private gardens’

The Property

This characterful semi-detached period home forms a large wing of a late 18th Century quarry foreman's house believed to have been remodelled in the 1920s to incorporate two full height bay windows which complement the high ceilings enhancing the light and airy accommodation. In recent years, the property has been remodelled and upgraded presented in all to an excellent standard. The accommodation is arranged over two floors and extends in all to 1,541 sq.ft. whilst a garage provides storage and the additional benefit of a room above which offers a home office/studio space.

The ground floor opens to a remodelled entrance hall with flagstone flooring, WC off and stairs up to the first floor which has a large store cupboard beneath. There are two well-proportioned reception rooms

and fireplaces, the living room of which has a multi-fuel burning stove inset. A new kitchen/breakfast room has been superbly designed with bi-fold doors opening to the sunny garden whilst the units have integrated Neff appliances to include an induction hob, fridge/freezer and oven/grill. On the first floor, a galleried landing leads to a modern bathroom fitted with a separate shower and bath. There are two large double bedrooms and a third single bedroom. The principal bedroom has been upgraded with a new wet-room style ensuite.

The wraparound gardens are a delight, arranged to three sides with a well-kept lawns and colourful established beds, borders and trees whilst the whole enjoys a good degree of privacy enclosed by timber fencing. In addition to the double garage there is off road parking to the front for two or more cars.



Situation

The village of Corston has 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).

Tenure & Services

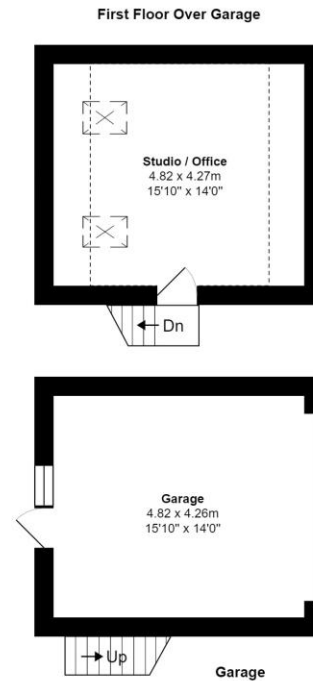
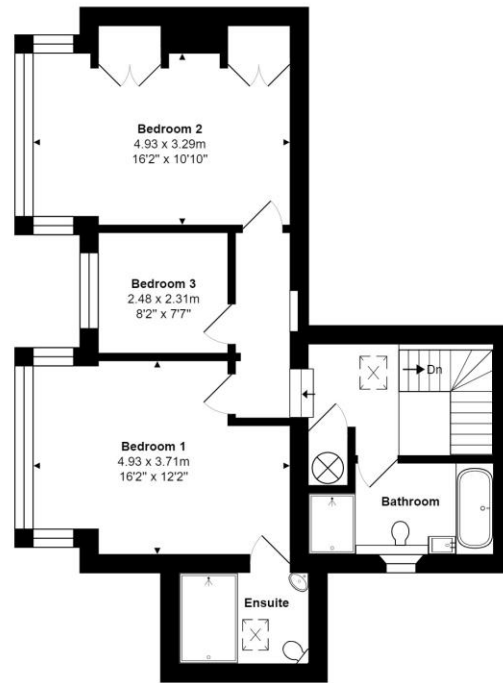
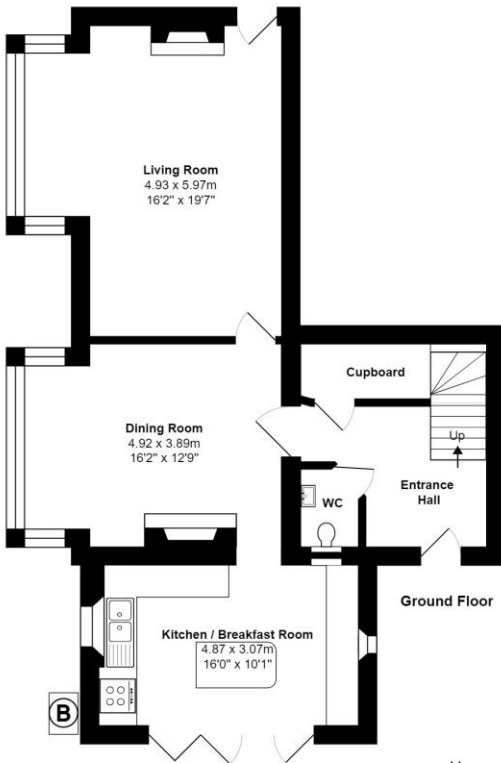
We understand the property is Freehold with oil central heating, mains drainage and water. A new external boiler and pressurised hot water tank was installed within the last 5 years.

Directions

From Malmesbury head south on the A429 for about 1.7 miles. On entering Corston take the first right into Common Road, signed to Foxley, then turn immediately left into Quarry House. The property can be found a short distance along on the left hand side by the garaging. Sat nav postcode SN16 0HJ

Local Authority
Wiltshire Council
Council Tax Band
E £2,343





House Area: 143.1 m.sq. 1541 sq.ft.

Total Area: 184.2 m² ... 1983 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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