



JAMES PYLE^{Co.}

The Garden House, Bremilham Road, Malmesbury, Wiltshire, SN16 0DQ

Detached Modern Home
Individually Designed & Built
Family Sized Accommodation
4 Double Bedrooms, 2 Bathrooms
3 Receptions & Conservatory
Good-Sized Wraparound Garden
Double Garage
Secluded Private Position
Walking distance to town

Approximately 1,701 sq ft



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4 The Old School, High Street, Sherston, SN16 0LH
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Price Guide: £750,000

‘Occupying a secluded plot of 0.20 acres away from passing traffic, an individual non-estate detached family home’



The Property

The Garden House is an attractive family home tucked away in a secluded plot of approximately 0.20 acres located within easy level walk of the town centre, schools and leisure centre. Individually designed and built in 2000, this non-estate property is constructed of red brick under a tiled roof and offers well-appointed family sized accommodation of some 1,700 sq.ft. Internally, the ground floor layout includes three reception rooms, conservatory and a well-fitted kitchen/breakfast room complete with utility room off. On the first floor, there are four double bedrooms most benefitting from built-in storage whilst the principal bedroom has the addition of an en-suite shower room. The family bathroom is located off the landing while there is a downstairs WC off the spacious entrance hall on the ground floor.

Set back from passing traffic down a drive,

there is private parking for numerous vehicles over the front driveway in addition to the detached double garage which benefits from power, lighting and eaves storage above. The property sits centrally within the pleasant-sized gardens and enjoys a good degree of privacy. The garden is mainly laid to lawn bound by well-stocked vibrant borders, mature trees and shrubs as well as a landscaped terrace to the side for alfresco dining.

Situation

Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants including a Waitrose store 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 gas central heating, mains drainage, water and electricity.

Directions

From the centre of Malmesbury, head past the Abbey and the Old Bell Hotel. At the Triangle (war memorial) bear left onto Bristol Street. Follow the road towards the edge of town then take the right hand turn

into Bremilham Road. Proceed up the road then, after passing the turning to the activity zone, locate the drive to the property on the right hand side. Sat nav postcode SN16 0DQ

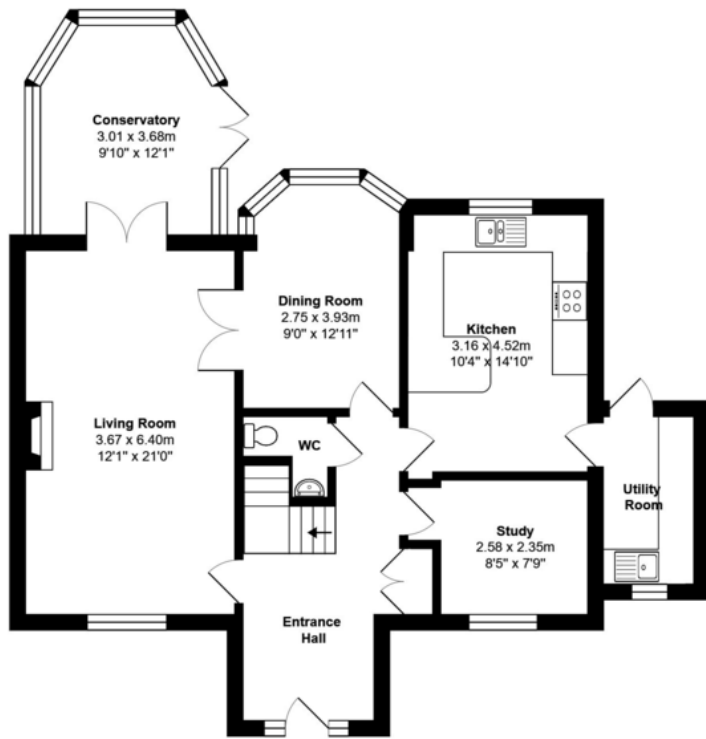
Local Authority

Wiltshire Council

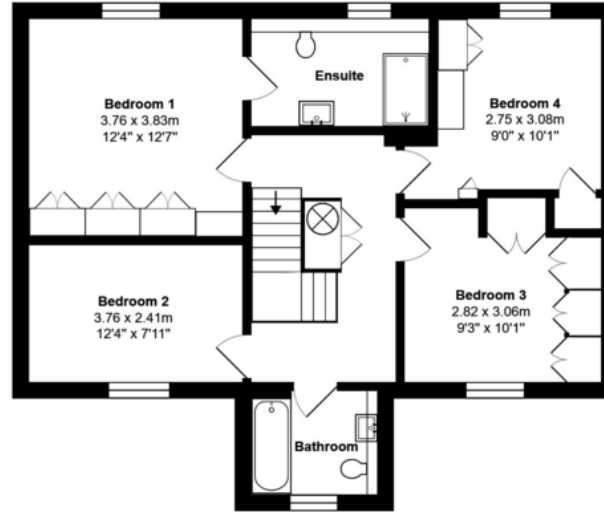
Council Tax Band

G £3,524

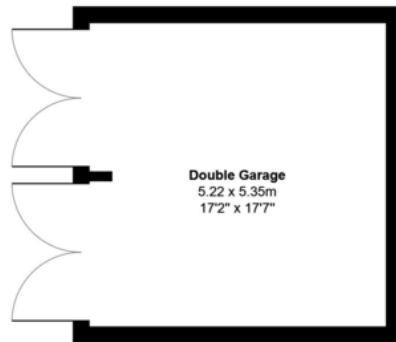




Ground Floor



First Floor



Double Garage
5.22 x 5.35m
17'2" x 17'7"



Total Area: 158.0 m² ... 1701 ft² (excluding double garage)

All measurements are approximate and for display purposes only

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



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