



JAMES PYLE<sup>Co.</sup>



39 Manor Close, Sherston, Malmesbury, Wiltshire, SN16 0NS

Completely refurbished detached house  
 Sought after village  
 Walking distance of many amenities  
 3 bedrooms  
 Stylish new bathroom and kitchen  
 New doors, carpets and other fittings  
 Garage and parking  
 Garden  
 No onward chain  
 Approximately 1,226 sq ft



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: 08184953

**Price Guide: £450,000**



‘Set in a popular residential close within the village of Sherston, an extended detached house which has been completely refurbished’

### The Property

This extended detached modern home is situated within a popular residential close within the village of Sherston, just a short walk away from the primary school and many other of Sherston amenities. The property, which was extended in 2016, has over the past year been refurbished to a modern high specification throughout to include a stylish remodelled kitchen/dining room opening to the rear garden, new modern internal doors, a new 'glazed' staircase and brand new WC and a stylish bathroom plus new carpets and tiled floors.

The accommodation is arranged over two floors and extends in all to 1,226 sq.ft and includes an entrance hall with refitted WC off, a light and airy living room with fireplace and new double doors opening to the kitchen/dining room which has a range of modern units and opens via double doors to the garden. A rear lobby provides side access and through to the garage. On the first floor, there are three good

bedrooms and a new stylish family bathroom with shower. From the master bedroom, there are views over the village towards the church spire.

There is off road parking for two vehicles in the front of the property in addition to the single garage. The rear garden has been landscaped with a patio and steps up to a further patio with a good-sized lawn enclosed by mature shrub borders and timber fencing.

### Situation

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 including Waitrose and Tesco supermarkets, 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 And Services

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

### Directions

From the centre of Sherston, turn right opposite

the Rattlebone Inn into Court Street and continue for approximately 1/4 mile. Turn right opposite the school into Strongs/Manor Close. Continue straight on into Manor Close and bear left and follow the road around to the right to locate the property on the left hand side. Sat Nav postcode SN16 0NS

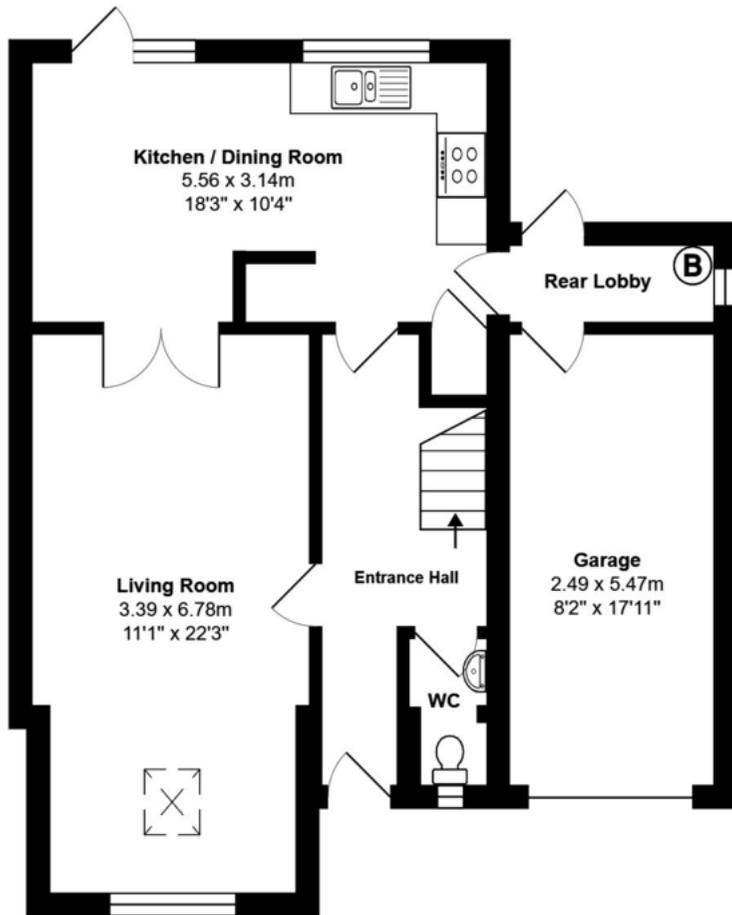
### Local Authority

Wiltshire Council

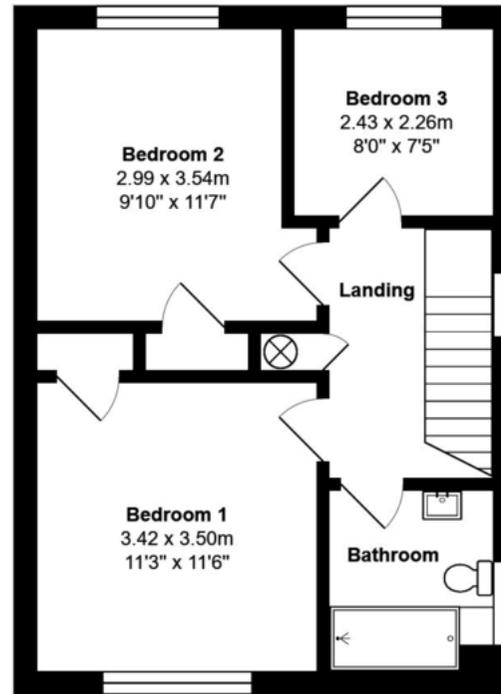
### Council Tax Band

D £1,966.84





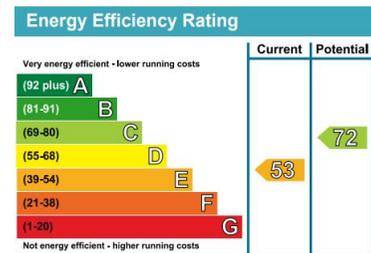
**Ground Floor**



**First Floor**

Total Area: 113.9 m<sup>2</sup> ... 1226 ft<sup>2</sup> (Including garage)

All measurements are approximate and for display purposes only



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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