



JAMES PYLE^{Co.}

18 Moor Green, Neston, Corsham, Wiltshire, SN13 9SG

Detached period house
Beautiful south-facing garden
3 bedrooms, 3 bathrooms
3 reception rooms
Private position backing onto unspoilt fields
Walking distance to village amenities
Off-road parking and garaging



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: £825,000

‘Set within beautiful private gardens of 0.33 acres, a detached period house with well-proportioned accommodation located within walking distance to village amenities’

The Property

Built in the 17th Century, this detached period home is nestled within a private, south-facing plot of 0.33 acres tucked down a private drive away from the lane and backing onto conservation fields. The property has been substantially extended and refurbished over years presenting a beautiful country home with a wealth of character and charm. With over 2,100 sq.ft. of accommodation, the property boasts well-proportioned rooms and is light and airy throughout with a delightful outlook over the impressive garden. On the ground floor, an entrance hall features limestone flagstone flooring with built-in storage and downstairs WC off. There are two reception rooms, the living of which is triple-aspect and features a magnificent large inglenook stone fireplace, whilst the dining room is dual-aspect with decorative panelling. The kitchen has been fitted with generous storage units as well as walk-in larder. An excellent addition is the green oak framed garden room which is filled with natural light overlooking the garden and also features limestone flagstone flooring. Upstairs and on the first floor, a spacious landing provides a study area in which to work from home and enjoys views across the

garden and to the fields. There are two bedrooms on the first floor and a family bathroom fitted with both a shower unit and bath. The principal bedroom benefits from a further private en-suite bathroom with a rolltop bath and a beautifully fitted dressing area behind oak panelling providing ample storage. On the top floor there is a characterful and spacious third bedroom which also benefits from an en-suite shower room.

The garden is a true delight and offers a secure and private space to enjoy enclosed by metal gates from the driveway. There is a large parking area in front of a sizable garage/workshop which is need of some work and offers scope for conversion if desired (subject to planning). The garden features an extensive lawn interspersed with an orchard featuring apple, quince and pear trees. The borders are well-stocked with a range of shrubs and flowers. To the side there is a vegetable garden with raised timber beds beside a compost area.

Situation

Neston is a popular village located just 2 miles outside of the picturesque and historic



town of Corsham. The village is very well served by a range of amenities including an excellent primary school, pre-school, Neston Country Pub, village hall, Church and playing fields. Just a few minutes drive away is Corsham, a charming North Wiltshire town with an excellent range of facilities including many specialist shops and cafes. The attractive high street has been used in various film productions such as Poldark – as has nearby Lacock Abbey. There is a good choice of schooling within the town including Heywood Prep School, several primary schools and Corsham Secondary School. Corsham is served with a doctors' surgery, several dentists and a wide range of sport facilities including Springfield leisure centre, and thriving clubs such as cricket, football, rugby and running. The city of Bath - one of only 3 UK heritage cities - is within an easy 20 minutes' drive and offers excellent cultural, architectural and leisure facilities. Communication links are excellent with the M4/M5 motorways within easy reach providing easy access to London, Bristol, the South West and the Midlands. The larger

market town of Chippenham is only 4 miles away with further amenities including mainline railway station and commutes of around 70 minutes into London Paddington.

Tenure & Services

We understand the property is Freehold with oil fired central heating and all other mains connected.

Directions

The property is located along the lane Moor Green down a private track between the cottages numbered 16 and 20. Sat nav postcode SN13 9SG

Local Authority

Wiltshire Council

Council Tax Band

E £2,663

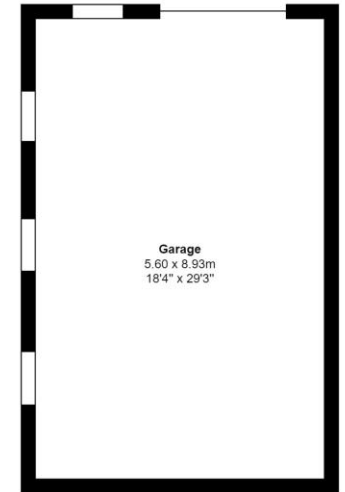




House Area: 202.6 m.sq ...2181 sq.ft.

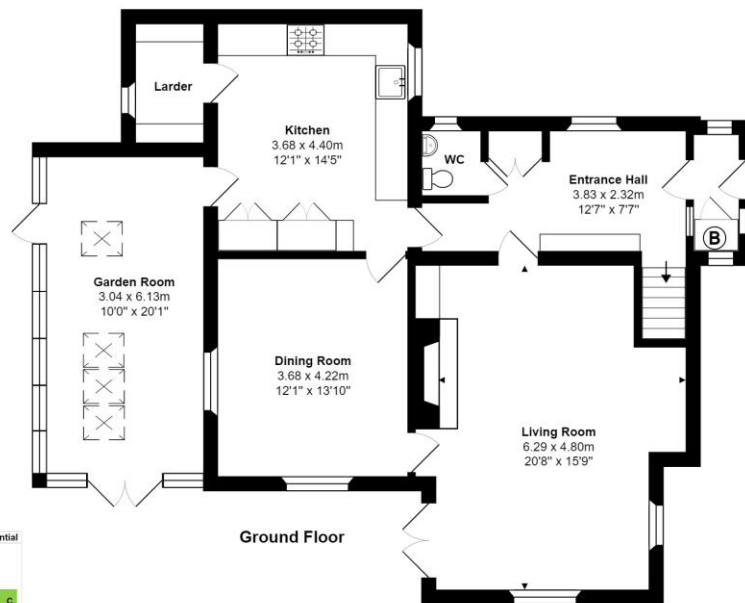
Total Area: 252.6 m² ... 2719 ft²

All measurements are approximate and for display purposes only



Garage
5.60 x 8.93m
18'4" x 29'3"

Garage not shown in actual position.



Ground Floor



First Floor



Second Floor



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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