



JAMES PYLE^{CO.}



Brookside, Castle Combe, Chippenham, Wiltshire, SN14 7HX

Detached Grade II Listed Georgian Home
Period Features Throughout
Highly Desirable Cotswold Village Location
Scope for updating
4 Double Bedrooms
2 Reception Rooms
Aga Kitchen/Breakfast Room
Well-Established Large Gardens
Private Woodland
Ample Parking & Garage

Approximately 0.50 acres
Approximately 2,117 sq ft



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £895,000

‘This detached Grade II Listed Georgian home is not one to be missed. Nestled within a pretty wooded valley in the highly desirable Cotswold village of Castle Combe, the property occupies half an acre of gardens and private woodland with ample off-road parking’

The Property

Brookside is a quintessential detached Grade II Listed period home occupying a charming valley position by a pretty brook located on the edge of the renowned village of Castle Combe. The property is set within half an acre of gardens and grounds incorporating a pretty woodland sprawling up the valley's western side. Showcasing a handsome double fronted Georgian elevation, the property dates back to the late 18th Century and displays a wealth of charm and character including sash windows, exposed timber beams and large traditional fireplaces. Today, Brookside offers a great deal of scope for upgrading and modernising.

Internally, the accommodation spans over three floors and extends in all to over 2,100 sq.ft. On the ground floor, there are two magnificent reception rooms interconnecting via sliding doors and both boasting large inglenook fireplaces and

sash windows complete with shutters. To the side, there is a downstairs WC and separate utility room. The kitchen is open plan to a conservatory style breakfast room and features an electric Aga. At the rear there is a versatile room offering space for a study, hobby room or playroom. Upstairs and on the first floor, there are two front bedrooms enjoying the south-facing aspect plus a further bedroom overlooking the gardens at the side. The top floor has a bathroom with roll top bath and further bedroom.

Brookside enjoys a south-facing position overlooking the surrounding wooded valley. The property is accessed from the lane through a metal gate opening to a large, gravelled parking area sweeping to a detached stone-built garage. The well-established gardens are predominately arranged to the westerly side landscaped in tiers climbing the valley. The garden features topiary box hedging adjacent to a sloping lawn interspersed with fruit trees.



Timber and stone steps ascend the valley up to the private woodland which has been left as a natural habitat to the local wildlife.

London in 75 minutes.

Situation

The very pretty South Cotswolds village of Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Doolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington,

Tenure & Services

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

Directions

From Castle Combe Market Cross, head south following The Street towards the edge of the village towards Ford and Marshfield. Locate the property as the last one on the left hand side. Sat nav postcode SN14 7HX

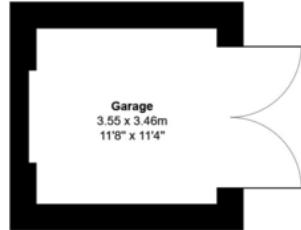
Local Authority

Wiltshire Council

Council Tax Band

G £3,068

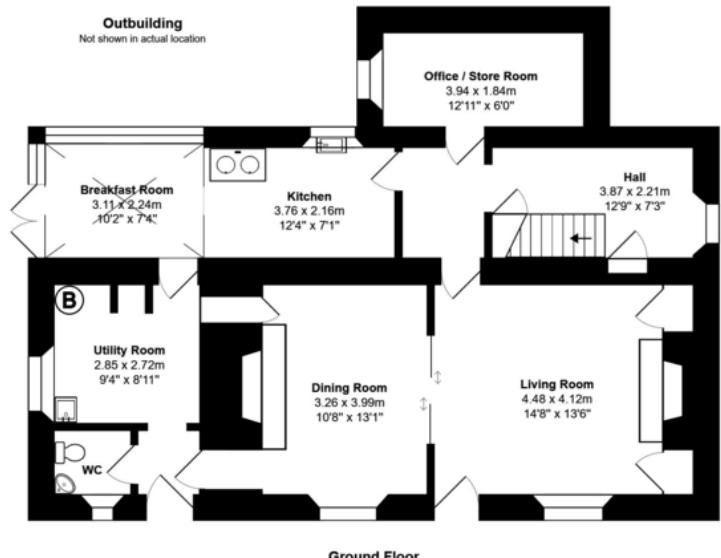




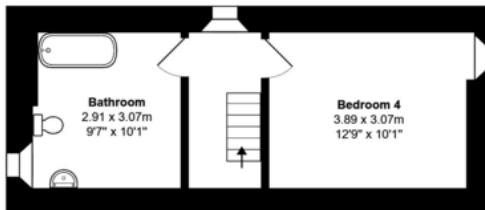
Total Area: 196.7 m² ... 2117 ft² (excluding garage)

All measurements are approximate and for display purposes only

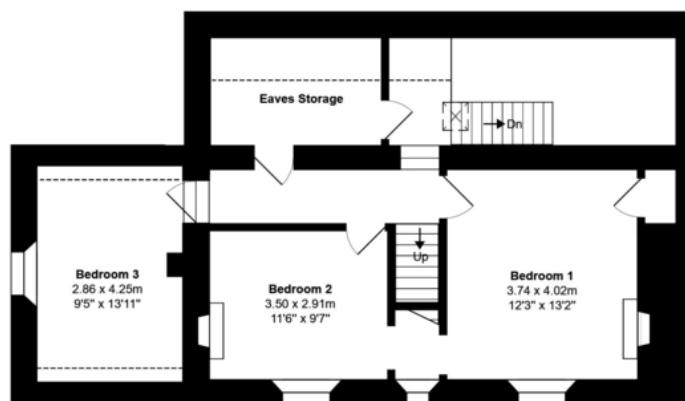
Outbuilding
Not shown in actual location



Ground Floor



2nd Floor



1st 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

SHERSTON 01666 840 886

4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054

Hoyland House, Gyde Road, Painswick GL6 6RD