



1 Twatley Cottages, Sherston Road, Malmesbury, Wiltshire, SN16 0QX

Semi-detached early 20th Century cottage
Generous 100ft garden
Rural position with panoramic country views
2 double bedrooms
Open plan configuration with underfloor heating
Home office/guest bedroom suite
Garage and private parking
1.4 miles from Malmesbury High Street
No onward chain



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: £575,000

Approximately 1,406 sq.ft including garage and home office

Enjoying panoramic views over the surrounding countryside, this semi-detached cottage is set within a generous private plot with a garage, home office/guest bedroom suite and ample parking'



The Property

1 Twatley Cottages occupies a lovely rural position on the edge of Malmesbury, located just over 1 mile from the High Street. The cottage enjoys far-reaching panoramic views across the adjoining Wiltshire countryside and is set within a generous plot. Dating back to the early 20th Century, the cottage is believed to have been the chauffeurs house of the neighbouring Whatley Manor. Today, the cottage has been vastly improved including an extension and remodelling creating a light and bright characterful home.

The internal accommodation extends to around 1,051 sq.ft. and is coupled with an excellent separate home office/occasional guest bedroom suite. Benefitting from underfloor heating, the ground floor layout is entered through an entrance hall leading to a reconfigured open plan arrangement comprising a kitchen, dining room and a living room. Double patio doors flow out to the

garden whilst the living room has a traditional ornamental open fireplace. Completing the ground floor there is a useful utility room with rear access and plenty of storage, beside a downstairs WC. On the first floor there are two double bedrooms both with a generous amount of built-in storage and charming fireplaces. The bathroom is fitted with a shower over the bath.

Externally, there is a garage with power connected. At the rear of the garage, a conversion has created a fantastic home office suite complete with underfloor heating and an adjoining shower room. Services are ready in place for a kitchenette to be installed if desired providing great scope for ancillary accommodation.

A gravelled driveway to the side of the cottage provides ample parking for numerous vehicles leading to the garage. A front garden with mature hedging screens the cottage from the road. The rear garden extends to around 100ft

in length and is laid mostly to lawn with a great degree of privacy.

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 new Aldi store, and CO-OP and Waitrose stores, 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).

Additional Information

The property is Freehold with LPG fired central heating, shared private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Ultrafast broadband is available and there are some limitations to mobile phone coverage. There is fibre to the property. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

Directions

From Malmesbury, follow the B4040 towards Sherston. Leave the town and locate the cottage as the first on the right-hand side.

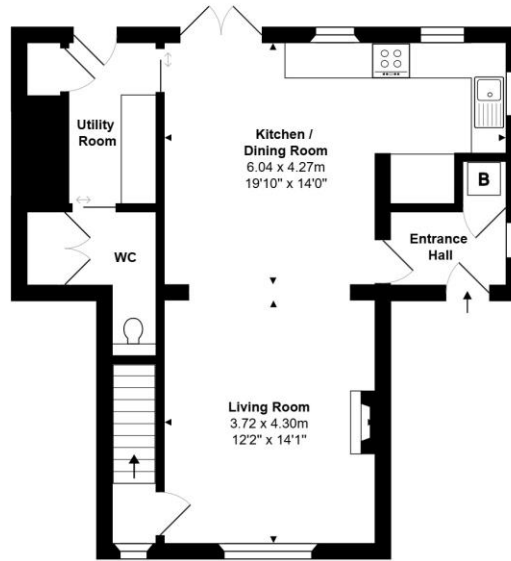
Postcode SN16 0QX

What3words: ///upstarts.originate.storms

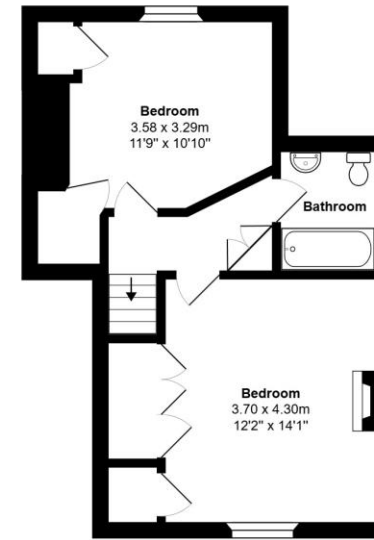




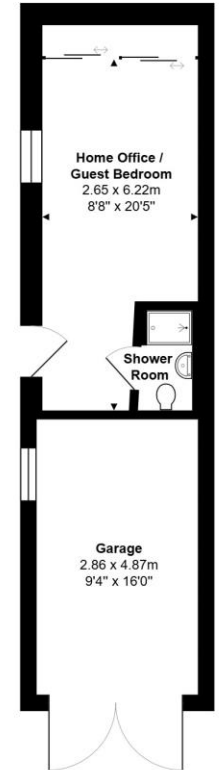
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		68
(39-54)	E		
(21-38)	F	36	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor



Garage
2.86 x 4.87m
9'4" x 16'0"



House Area: 97.7 m.sq. ... 1051 sq.ft.

Total Area: 130.6 m² ... 1406 ft²

All measurements are approximate and for display purposes only

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