



JAMES PYLE & Co.



**Norfolk House, Bristol Street, Malmesbury, Wiltshire, SN16 0AX**



Individual detached modern house  
 Unique and deceptively substantial  
 Superb open plan kitchen/dining/family room  
 4 bedrooms  
 2 flexible reception rooms  
 4 bathrooms  
 Elevated position with far-reaching views  
 Private off-street parking and garage/utility  
 Landscaped south-facing garden  
 5 minute walk from the town centre



01666 840 886  
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £1,190,000

Approximately 2,679 sq.ft including garage/utility



‘Enjoying far-reaching countryside views, this substantial detached modern house is wholly unique offering over 2,600 sq.ft. of family-sized accommodation coupled with the rare advantage of private parking’

### The Property

Norfolk House is a substantial, individual and unique detached house situated within a very convenient position a mere 5 minute walk from Malmesbury town centre whilst enjoying far-reaching elevated views over the surrounding countryside and the infant River Avon. The property is most deceptive offering family-sized accommodation of around 2,600 sq.ft alongside the fantastic and rare advantage of private off-street parking. The present owners have made significant improvements to the house reconfiguring and extending the accommodation plus upgrading the fixtures.

The ground floor opens to an entrance hall with convenient storage for coats and an internal door leading to the garage which is currently utilised as a utility room. Beyond the entrance hall there are two versatile reception rooms. One of which offers use as a downstairs bedroom with level access served by a shower room. Steps lead down to the lower ground floor level which is occupied by a highly desirable open plan fashionable kitchen/dining/family room which

takes full advantage of the elevated views through large windows and double doors. This substantial room has been configured into various areas including a cosy living room beside a Jetmaster fireplace. The kitchen is finished with quartz worksurfaces arranged around a large breakfast bar island with power sockets. This excellent room is the heart of the home filled with natural light enjoying a sunny southerly aspect and has been fitted with an air-conditioning system and electric blinds.

The first floor accommodation is also split level comprising two double bedrooms, one of which with a full en-suite bathroom and fitted wardrobes, plus a flexible bedroom/hobby room, and a family bathroom. A further bedroom suite occupies the entire top floor also boasting a full en-suite bathroom and has outstanding views over the town, Abbey, River Avon, and fields beyond.

Norfolk House is approached over a gravelled driveway providing parking for several vehicles. The garden is arranged at the rear reaching some 80ft in length benefitting from side access and

additional rear access from Harpers Lane. The garden has been landscaped into three terraces comprising a large sun terrace off the kitchen, a middle lawn area and further lawn terrace at the far end with fruit trees and a timber shed.

### 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, 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).

### Additional Information

The property is Freehold with mains gas central heating, mains drainage, water and electricity. The property is located within a conservation area. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band E.

### Directions

From the centre of Malmesbury, pass the abbey onto Abbey Row and by the triangle, turn left onto Bristol Street. Proceed down the street and locate the property on the left-hand side.

Postcode SN16 0AX

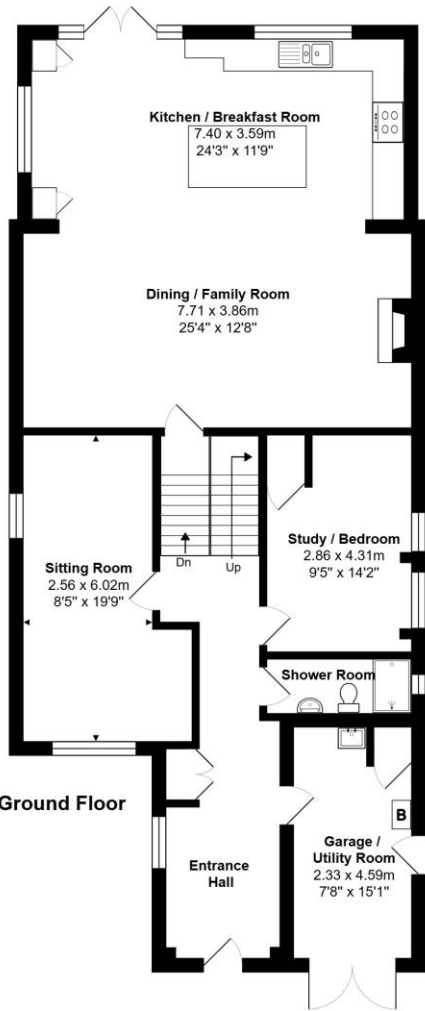
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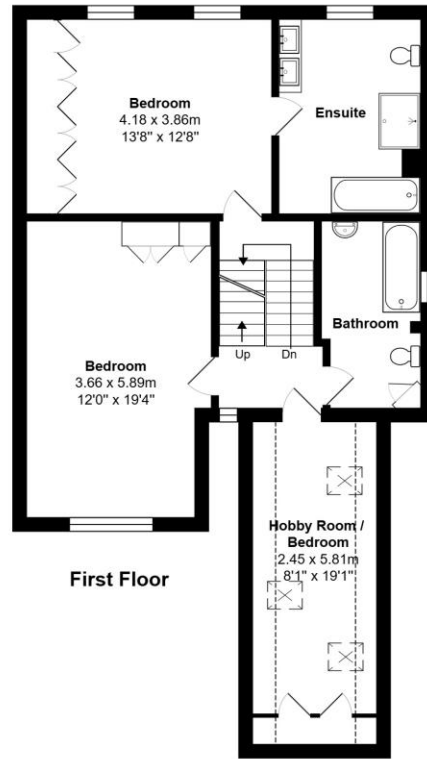


**Lower Ground Floor**

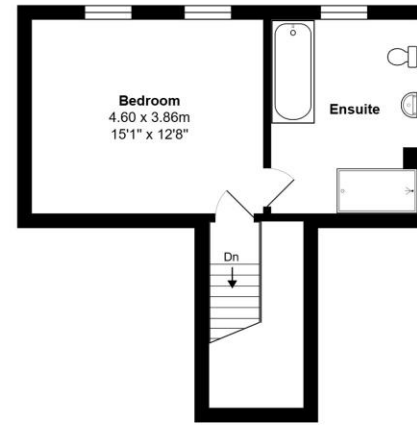


**Ground Floor**

**Lower First Floor**



**First Floor**



**Second Floor**

Total Area: 248.8 m<sup>2</sup> ... 2679 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	75
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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