



JAMES PYLE & CO.

BROOK  
HOUSE

Brook House, Easton Town, Sherston, Malmesbury, Wiltshire, SN16 0PT

Individually designed detached home  
Picturesque edge of village location  
4/5 bedrooms  
Bathroom & 2 shower rooms  
3 receptions  
Studio/home office  
Double garage & parking  
Garden with sun terraces  
Backing onto unspoilt countryside

Approximately 2,529 sq ft



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £900,000**

## ‘Positioned on the rural edge of Sherston within an elevated picturesque setting overlooking the infant River Avon’

### The Property

Brook House is a detached property located on the rural outskirts of Sherston backing onto a charming small valley setting overlooking the River Avon. Individually designed and built in the 1970s, the property offers substantial accommodation of some 2,529 sq.ft. with the incorporation of an excellent lower ground floor studio/home office with private entrance. The accommodation is beautifully presented throughout with the majority of the ground floor benefitting from underfloor heating.

The ground floor opens to a central entrance hall with a stylish oak and glass staircase up to the first floor and a downstairs shower room off. The principal living room is 23ft long with a triple-aspect, fireplace and double doors opening to a patio terrace. Across the hall, there is an open plan kitchen and breakfast room. The kitchen also has double doors spilling onto a side terrace enjoying excellent views over the adjoining countryside. There is a useful utility room beside the kitchen complete with side access. Completing the ground floor, there is a study/office and a separate formal dining room/additional reception. Steps down from

the kitchen patio terrace lead to the lower ground floor studio. The studio is delightful space in which to work from home with double doors opening out to the garden providing a lovely outlook. The studio also has a WC meaning the room could even be used as a guest bedroom if required. On the first floor arranged around a spacious landing there are four bedrooms and a family bathroom. One of the bedrooms leads to a further bedroom or ideal child's play room/hobby room. The principal bedroom has both a large walk-in wardrobe and private en-suite shower room.

Brook House is entered over a cattle grid to a large private parking area for several vehicles with a double timber garage in addition. The two raised patio terraces within the garden both enjoy lovely far reaching views over the valley, while steps down lead to the good-sized lawn directly backing onto fields.

### Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds.



Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike.

Schooling locally is second to none, with very good state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12

miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

### Tenure & Services

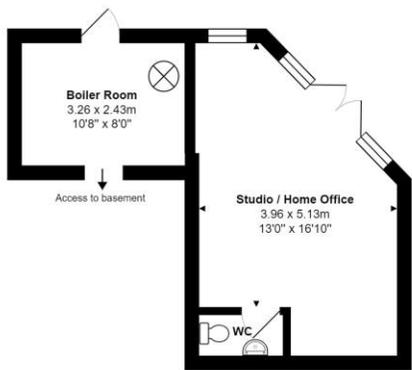
We understand the property is Freehold with private drainage, mains water and electricity. Heating is by a ground source heat pump. Solar panels provide hot water.

### Directions

From Sherston High Street, head towards Malmesbury on the B4040 and at the crossroads take the right hand turn towards Hullavington. Follow the lane down the hill and as the road heads up the other side, locate the property on the right hand side. Sat nav postcode SN16 0PT

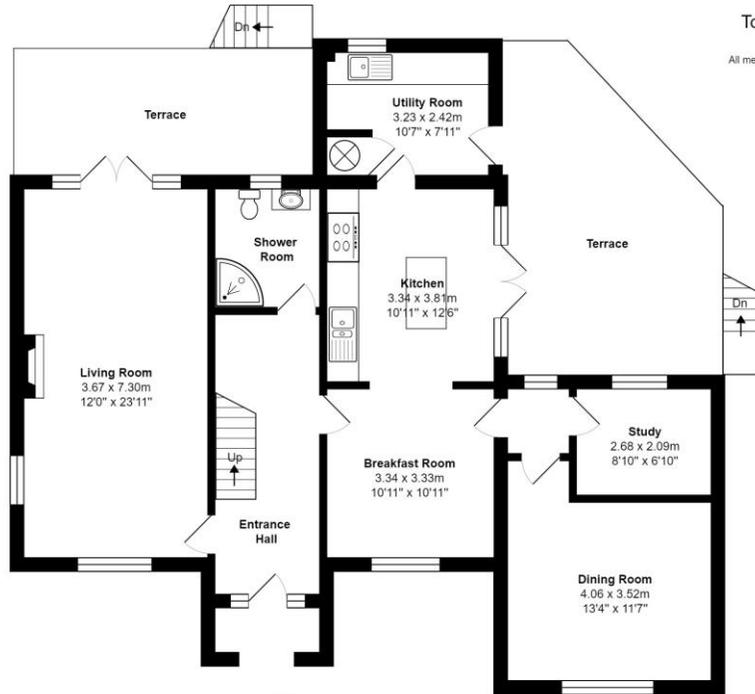
**Local Authority**  
Wiltshire Council  
**Council Tax Band**  
G £3,432





Lower Ground Floor

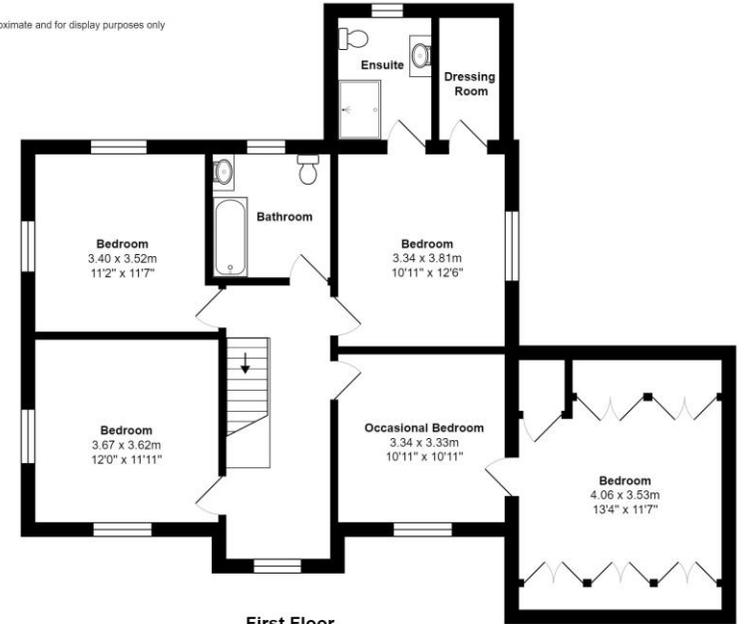
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58   D	75   C
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Total Area: 235.0 m<sup>2</sup> ... 2529 ft<sup>2</sup>

All measurements are approximate and for display purposes only



First Floor



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