



JAMES PYLE & Co.



Lyndhurst, 32 High Street, Sherston, Malmesbury, Wiltshire, SN16 0LQ

Period Grade II Listed House
Immaculately presented with beautiful character
3 Bedrooms plus attic room
Large 'Georgian' drawing room
Kitchen/breakfast room with underfloor heating
South-east facing garden

Approximately 1,819 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: £750,000

‘Situated in the heart of the village, a beautiful Grade II Listed 18th century house with south-east facing landscaped garden’

The Property

Lyndhurst is a prominent Grade II Listed Cotswold stone built period house situated on the High Street in the sought after village of Sherston within easy reach of many of the village's amenities. The property is believed to date back to the early 18th Century with a remodelled 19th Century frontage with a cut stone gabled porch and traditional stone mullion windows. The property has been improved and updated benefiting from a new external boiler, rewiring and remodelling to accommodate a downstairs WC/utility.

The beautifully presented accommodation extends in all to 1848 sq.ft which is arranged over three storeys to include a large, light and airy 'Georgian' drawing room with open fireplace. At the rear there is kitchen/breakfast room which benefits from underfloor heating with vaulted ceiling and French doors spilling into the sunny garden. There is an adjoining useful

ground floor WC/utility room. From the kitchen, stairs lead down to a converted cellar with flagged flooring offering a fantastic home office space. On the first floor there is the principal bedroom with a traditional fireplace and dual-aspect, a further good bedroom and a modern family bathroom which features underfloor heating plus both a large shower and separate bath. On the top floor there are two interconnecting attic rooms with exposed beams and eaves storage. The first room would make an ideal study or possible occasional bedroom whilst the double bedroom has excellent views to the south.

Externally, there is an attractive frontage with railings and bin/log store area. To the rear, there is a reasonable south-east facing garden which has been recently landscaped with a patio terrace off the kitchen, good sized lawn and well-stocked flower borders. The garden is fully enclosed and enjoys a good degree of privacy. On street



parking is easily available in the High Street and outside the front.

Situation

The beautiful and much sought after village of Sherston with its broad High Street and historic stone houses, is conveniently located on the edge of the Cotswolds and has a thriving community and was recently voted as 5th Best Village in which to live by The Times. The village offers many facilities including churches, primary school, doctors' surgery, post office/general stores, cafes, hairdresser, wine shops and two excellent public houses together with a host of societies and clubs offering entertainment and social events for young and old alike. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose, Aldi and Tesco supermarkets, services and leisure facilities. Local secondary school options include Ofsted outstanding Malmesbury

and private education at Westonbirt and Beaudesert. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

Tenure & Services

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

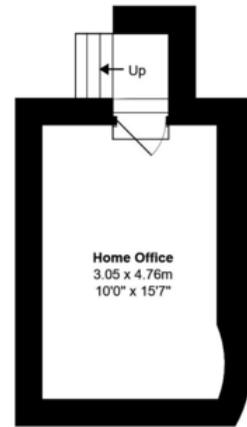
Directions

The property is located at the end of Sherston High Street heading towards Luckington just after the Tolley Surgery on the left hand side. Sat nav postcode SN16 0LQ

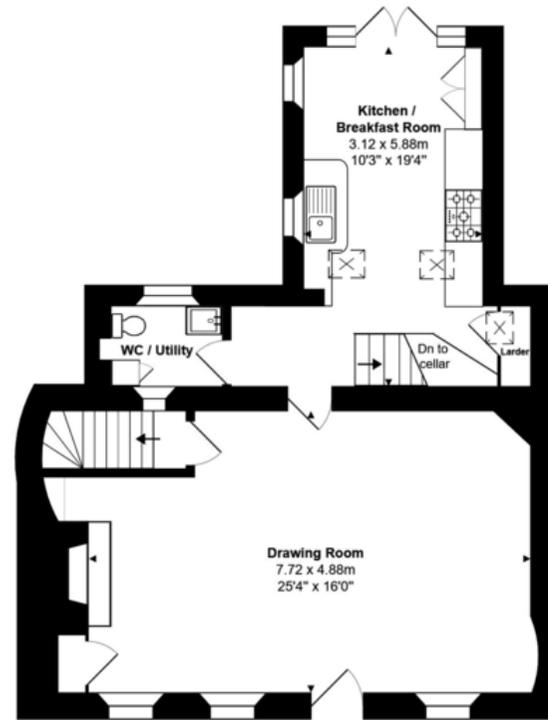
Local Authority
Wiltshire Council

Council Tax Band
E £1,888

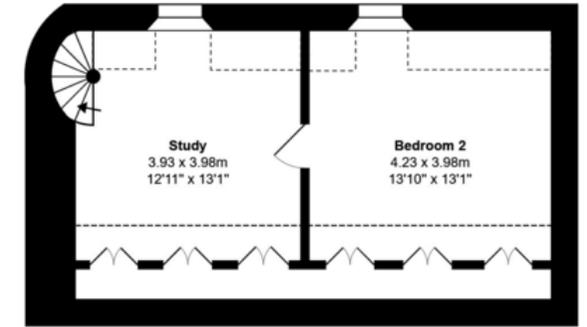




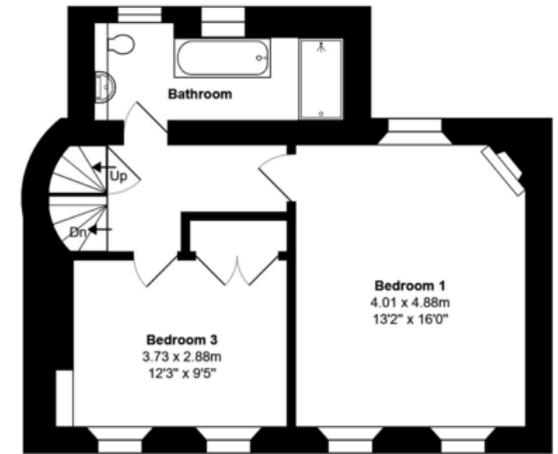
Cellar



Ground Floor



2nd Floor



1st Floor

Total Area: 171.6 m² ... 1848 ft²

All measurements are approximate and for display purposes only

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