



JAMES PYLE[®] & CO.

The Dower House, Hankerton, Malmesbury, Wiltshire, SN16 9LH

Detached period cottage
 Rural location down a quiet country lane
 Well-established private plot
 Double garage with accommodation above
 4 bedrooms
 Open plan kitchen/family room
 2 further reception rooms
 Large landscaped gardens
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,100,000

Approximately 2,769 sq.ft in all and 0.33 acres

‘Located down a quiet country lane, this detached period cottage is set within 0.33 acres of private gardens and has a superb double garage with accommodation above’



The Property

The Dower House is a detached period cottage rurally positioned down a quiet country lane between the leafy villages of Hankerton and Upper Minety. Dating back to the 1800s, the cottage was formerly two cottages and sits centrally within a mature private plot of 0.33 acres. In more modern times the cottage has been substantially extended and superbly maintained overall with a great attention to detail.

Internally, the accommodation is arranged over two floors and extends in all to 1,954 sq.ft. At the heart of the ground floor there is an excellent large open plan kitchen/family room forming the principal living area which is filled with natural light through patio doors and skylights. Adjoining the kitchen there is a useful fitted boot room, utility room and downstairs shower room/WC. Within the original part of the cottage there are two further reception rooms both with wonderful character features including fireplaces. Upstairs, there are three double bedrooms all with built-in storage and a fourth bedroom which is currently fitted as a home office with ample wardrobes. The luxurious family bathroom is tiled from floor to ceiling warmed by

underfloor heating and fitted with a floating vanity sink and matching toilet.

In addition to the cottage, there is a superb detached double garage with lighting and power plus accommodation above. Accessed via an external spiral staircase, the accommodation above comprises a double bedroom with an en-suite shower room. The garaging has scope for further conversion to a completely self-contained annexe if desired (subject to planning). The double garage features new timber doors and boasts high ceilings of 9'3" designed in mind to store larger vehicles. Adjoining the garage is a workshop to the side which has a loft store above. Entered through timber gates across a sweeping driveway, there is plenty of off-road parking in front of the garaging. The large gardens wrap around the cottage and have an excellent degree of privacy and security with pet-proof fencing enclosing the entire plot. Well-established trees surround the property screening the cottage brilliantly from the lane. The beautiful gardens are divided into two principal areas; a large front lawn featuring a well and raised timber decked seating area to the side, whilst to the rear there is a truly delightful landscaped walled garden combining water features, decked and

paved seating areas with shrub borders. The surrounding fields create a lovely outlook to enjoy.

Situation

The property occupies a rural setting down a quiet country lane situated away from main roads between the villages of Hankerton and Upper Minety. The nearby village of Charlton has an excellent public house whilst the village of Minety also has a pub and a village shop. There is a good range of shops at Malmesbury (5 miles), Tetbury and Cirencester including Waitrose at both Malmesbury and Cirencester. There is an excellent choice of local schools which include popular primary schools in the nearby villages of Crudwell, Oaksey and Minety, while secondary school options include Ofsted 'Outstanding' rated Malmesbury and private education at Westonbirt. The regional centres include Swindon, Oxford, Cheltenham, Bath and Bristol, all of which are within daily commuting distance. The M4 motorway is about 12 miles (Junction 16) whilst main line rail service to London Paddington from Kemble Station (about 5 miles), scheduled to take about 75 minutes. Ample local sporting opportunities including a number of golf courses, and the area has long been associated with

equestrian events including Badminton and Gatcombe Horse Trials, and polo at Cirencester Park and Westonbirt.

Tenure & Services

We understand the property is Freehold with oil fired central heating, LPG heating for the room over the garage, private septic tank drainage, mains water and electricity.

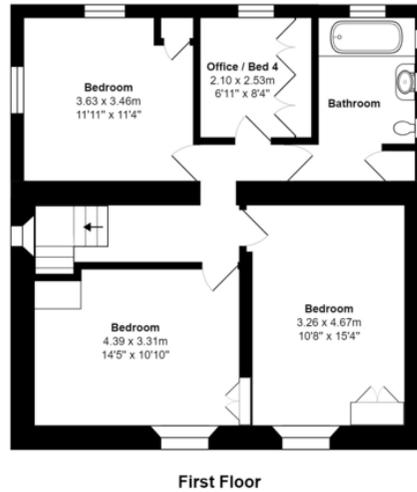
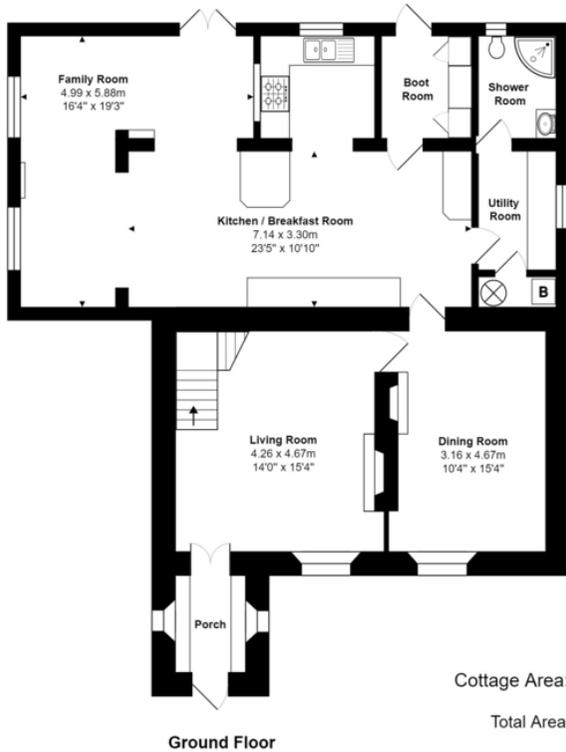
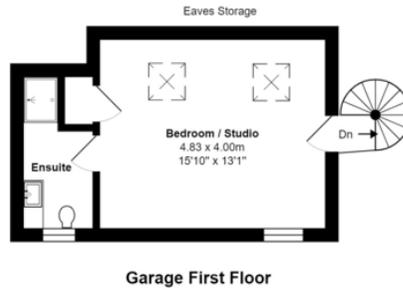
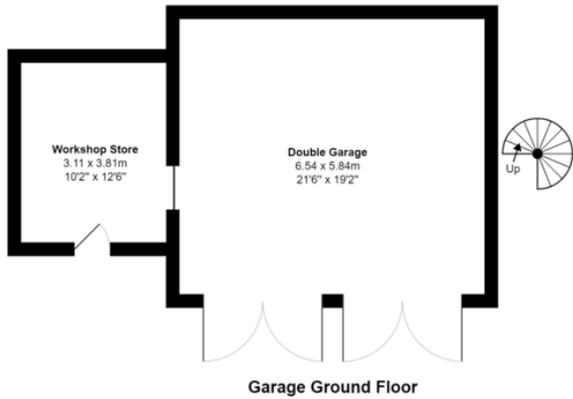
Directions

From Malmesbury, take the B4040 towards Cricklade. Drive through the village of Charlton and just after the Horse and Groom, turn left signed to Hankerton. After about a mile enter Hankerton and take the first right into Cloatley Road. Follow this lane towards Upper Minety for approx. 1.5 miles to locate the driveway to The Dower House on the left on a slight bend. Postcode SN16 9LH

Local Authority
 Wiltshire Council

Council Tax Band
 F £2,875





Cottage Area: 181.5 m.sq ... 1954sq.ft

Total Area: 257.2 m² ... 2769 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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