

Yew Tree House, Lea, Malmesbury, Wiltshire, SN16 9PA

Elegant detached period house
 Substantial 0.34 acre plot backing onto fields
 4 bedrooms
 Generous reception space
 Aga kitchen/dining room
 Double garage and private parking
 Large well-established garden
 Sought-after village location
 Requires general updating
 No onward chain



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £895,000

Approximately 1,992 sq.ft excluding garage and room over the old granary

Set within a fantastic plot of 0.34 acres backing onto fields, this double-fronted period detached house has generous, elegant accommodation coupled with a beautiful large garden'



The Property

Nestled within the desirable village of Lea, Yew Tree House is a charming double-fronted period detached house set amongst generously sized gardens of 0.34 acres that back onto open fields.

This elegant home, spanning 1992 sq.ft, is thoughtfully arranged over two floors and dates back to Victorian times. The ground floor includes an entrance hall leading to a large versatile living room featuring a Jetmaster open fire. A separate sitting room provides additional living space also with a fireplace. The well-fitted kitchen is complete with an Aga and is open plan to a dining room with glazed elevations and doors connecting to the garden. At the side, a former granary has been cleverly integrated into the house, now offering a walk-in pantry, a utility room, and a cloakroom. Above this, a useful room, accessed via a wooden ladder, offers potential as a hobby room, office, or additional storage.

Ascending to the first floor from the main hall, there are two double bedrooms and a single bedroom positioned at the front of the property. To the rear, a principal bedroom enjoys a bright double aspect and fitted wardrobe. The first floor is further complemented by a main bathroom and a separate shower room.

Externally, a gravelled driveway offers ample off-street parking while to the side is an attached double garage which has power connected. The beautiful and meticulously maintained gardens are a true highlight, extending to an impressive 230ft. These westerly gardens provide a high degree of privacy, featuring expansive lawns, mature trees and shrubs, and exceptionally well-planted beds and borders. A charming yew hedge thoughtfully divides the garden midway, leading to an orchard-style area with beds, fruit trees, and further lawns. A gate at the foot of the garden provides direct access to charming countryside walks, leading to

Malmesbury High Street in under two miles.

Situation

Lea is a pretty and very sought-after village situated approximately two and a half miles east of Malmesbury surrounded by beautiful Wiltshire countryside with a network of footpaths and bridleways, ideal for those who enjoy the outdoor life. Lea has an excellent Primary School, a very good public house with restaurant and a parish church. Nearby Malmesbury, an ancient hilltop market town, is reputed to be the oldest borough in England. Today, the High Street has numerous independent shops, pubs and restaurants 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

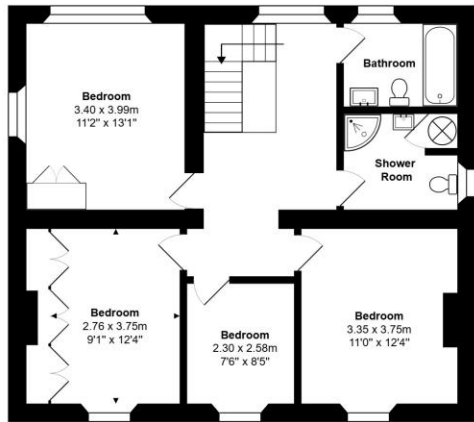
The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Please see the Ofcom mobile and broadband checker website for broadband information and mobile phone coverage. Wiltshire Council Tax Band G.

Directions

From Malmesbury, follow the B4042 towards Brinkworth. Take the left hand turn to Lea and proceed into the village. Pass Rushcroft Close, then locate the property shortly after on the left hand side.

Postcode SN16 9PA
 What3words: ///excellent.rumble.sport





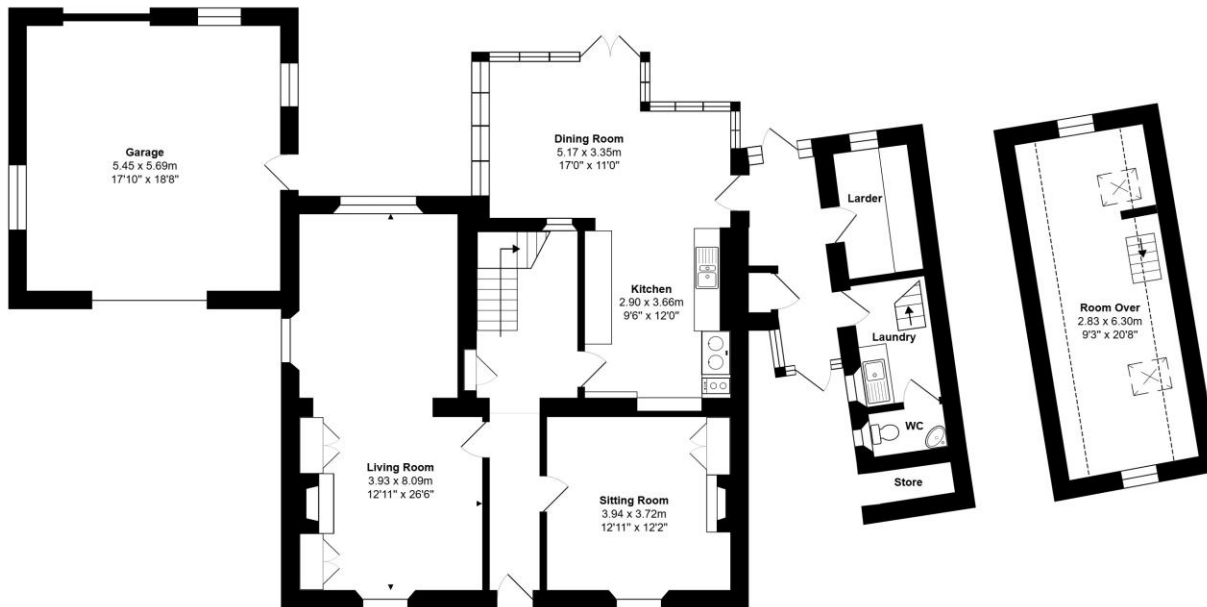
First Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D		
(39-54) E		
(21-38) F	42	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Total Area: 185.1 m² ... 1992 ft² (excluding garage, room over)

All measurements are approximate and for display purposes only



Ground Floor



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