



Brook House, Honey Lane, Norton, Malmesbury, Wiltshire, SN16 0JP

Detached period home
Unspoilt rural village
South-facing aspect
Views over the grounds and surrounding countryside
4 bedrooms, 3 bathrooms
3 reception rooms
Beautiful manicured gardens
Land and stabling
Triple garaging



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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: £1,675,000

Approximately 3,272 sq.ft and 5.8 acres

‘Set within an elevated south-facing rural position overlooking its own gardens and land, Brook House is a substantial period home complete with stabling’

The Property

Brook House is a detached Cotswold stone period home quietly nestled in the rural hamlet of Norton just 4 miles outside Malmesbury. With such a peaceful location the property is an idyllic country home accompanied with 5.8 acres of beautiful gardens and paddocks along with various outbuildings including stabling. The property enjoys an elevated south-facing aspect allowing all of the principal rooms to be flooded with natural light while enjoying unspoilt views over the grounds and surrounding countryside. The substantial accommodation extends to 3272 sq.ft.

The ground floor layout includes a drawing room, dining room, hall, kitchen/breakfast room, snug and a separate utility room. The principal drawing room is double aspect and features a magnificent gabled bay and open fireplace, whilst both the drawing room and dining room feature doors

leading into the garden. The snug has a delightful galleried landing above and is complete with a wood burning stove set within a traditional stone fireplace, together with a south facing door leading into the garden. On the first floor there are four double bedrooms and three bathrooms. The principal bedroom suite is a particular feature of the property, benefitting from a fitted dressing area and an impressive ensuite bathroom boasting exposed timber beams and fully fitted with both a roll-top bath and shower unit.

Situation

The property is located within the charming rural hamlet of Norton situated just 4 miles from the market town of Malmesbury, and 3 miles from the renowned village of Sherston. There is an excellent choice of local schools which include primary schools in the nearby villages of Sherston, and Hullavington, while secondary school options include private education at



Westonbirt, and Ofsted ‘Outstanding’ rated Malmesbury.

Malmesbury is an ancient hilltop market town situated on the southern edge of the Cotswolds with numerous independent shops, pubs, and restaurants, with both Waitrose and Aldi stores, and a regular weekly farmers market. In addition, the town is host to the famous Abbey and beautiful Abbey gardens. Local attractions in the area include the Westonbirt Arboretum, polo at the Beaufort Club, the gardens at Highgrove, golf courses at Westonbirt and Castle Combe, and the nearby town of Tetbury. The roman city of Bath also has a well renowned theatre, rugby club and racecourse.

The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bath, Bristol and Swindon together with London and the West Country. Main Line rail services are available from Chippenham and provide

excellent services to London Paddington in about 75 minutes, and to Bath, Bristol, West Country and South Wales.

Tenure & Services

We understand the property is freehold with oil fired central heating, private drainage, mains water and electricity. The property is not listed and there are no public rights of way across the land.

Directions

From the M4 Junction 17 head north on the A429. By the former hangars, turn left signposted to Hullavington and continue along the road for 2 miles to reach Norton. Take the right hand turn at the staggered cross roads into Honey Lane. Locate the property on the right hand side just before The Vine Tree. Sat nav postcode SN16 0JP

Local Authority
Wiltshire Council
Council Tax Band
G £3.265



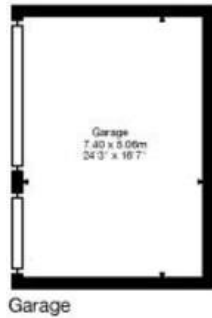
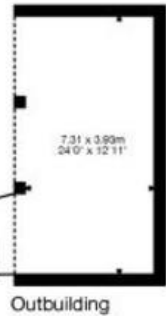
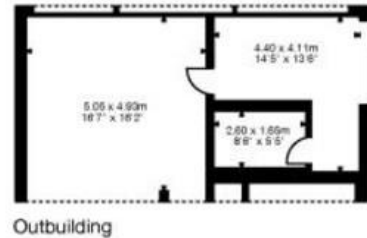
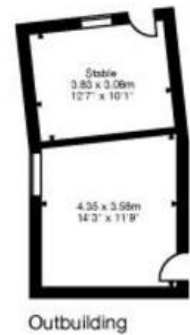
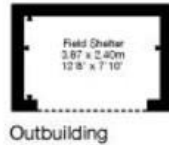
Externally the driveway is entered through ornate double gates onto a large, gravelled parking area complete with a triple garage. At the far end of the drive is the stable yard comprising four loose boxes and a foaling box, a tack room with kitchen, and two barns plus further outbuildings. The land is split into two good sized paddocks with an additional separate entrance from the road, which are divided by a charming brook that continues beside the orchard. The gardens include two sun terraces and are laid mostly to lawn interspersed with vibrant well-stocked flower beds and lavender borders.





Brook House,
Norton, Malmesbury,
Wiltshire SN16 0JP

Main House
3272 Sq Ft - 304 Sq M
Outbuildings
2195 Sq Ft - 204 Sq M
Garage
398 Sq Ft - 37 Sq M
Total Area
5865 Sq Ft - 545 Sq M



Score	Energy rating	Current	Potential
92+	A		
81-91	B		64 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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Capture.

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