



Carinya

Sherston, Wiltshire

**STRAKERS**

Carinya  
Sandpits Lane  
Sherston  
Malmesbury  
Wiltshire  
SN16 0NN

**A beautifully appointed five bedroom detached family home with large garden backing onto farmland.**

Reception Hall, Cloakroom, Sitting Room, Dining Room, Study, Kitchen/Breakfast Room, Boot Room, Conservatory, Master Bedroom with En Suite Shower Room, Four Further Bedrooms, Family Bathroom, Large Gardens, Oak Framed Double Garage, Stunning Views.

£785,000



## Description

A beautifully appointed five bedroom detached family home located on a bold level plot in this sought after lane, on the rural edge of this most desirable village. The versatile interior flows around a central reception hallway with a useful boot room and cloakroom, a spacious sitting room with period fireplace, dining room, separate family room and conservatory. The impressive kitchen/breakfast room was recently designed and installed by Sambourne kitchens with a comprehensive range of hand painted units, integrated appliances and granite work surfaces. The first floor boasts a master bedroom with en-suite shower room, four further bedrooms and a family bathroom. Externally the large rear garden is a particular feature being predominantly laid to lawn and enjoying stunning uninterrupted rural views from the rear over farmland. A driveway to the front provides ample parking and turning space with a magnificent detached oak framed double garage.

## Situation

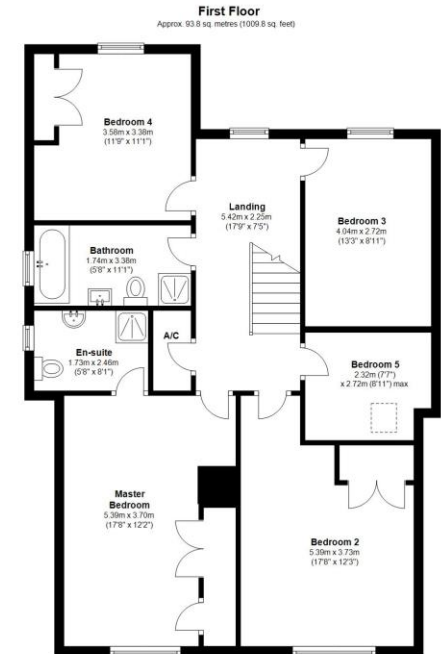
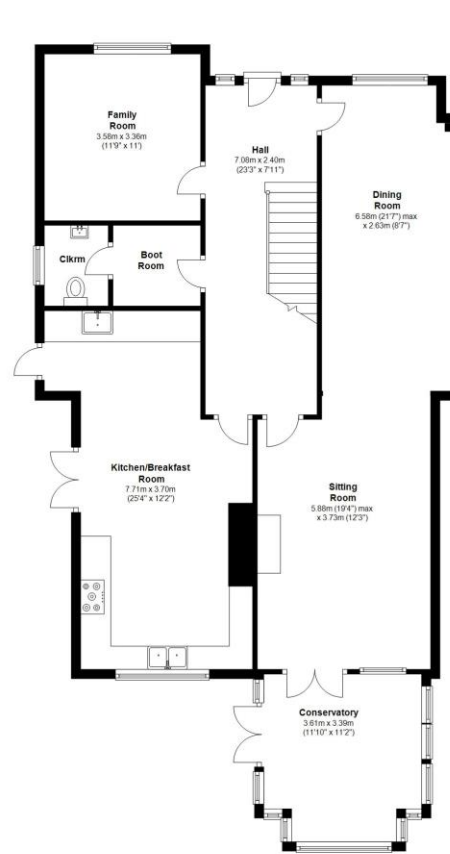
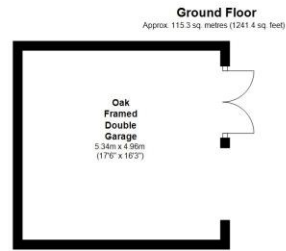
The property stands in a delightful setting along a quiet rural lane on the edge of the village enjoying stunning rural views from the rear over the surrounding countryside. Sherston is a picturesque, character village located some five miles from the renowned market towns of Malmesbury and Tetbury on the edge of the Wiltshire/Gloucestershire border. Sherston has a thriving community and a good number of facilities for a village of its size, which include a parish church, newly built and top performing primary school, two public houses, general store/post office and doctor's surgery. Sporting facilities include cricket, football, tennis and French Boule, culminating in a lively tournament hosted in the wide High Street every summer. The village is exceptionally well placed for Bath, Bristol, Swindon and the M4 motorway which can be accessed at junctions 17 and 18 both within 10 to 15 minutes' drive whilst fast trains operate regularly from Chippenham and Kemble connecting with London Paddington in approximately one and a half hours.

## Directions

On entering the village from Malmesbury, pass The Carpenter's Arms on your left, turning right into Sandpits Lane. The property will be found on the right hand side.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
A (92-100)		A (92-100)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)		E (39-54)	
F (21-38)		F (21-38)	
G (1-20)		G (1-20)	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Total area: approx. 209.1 sq. metres (2251.2 sq. feet)

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