

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



14, Court Street, Sherston

Price Guide £335,000

An end of terrace cottage (710 sq ft), with a walled south facing garden, just off the centre of this popular North Wiltshire village. 2 bedrooms, refitted shower room, Sitting room, upgraded kitchen/breakfast room, utility/cloakroom. Enclosed garden with rear access.



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The Property

This stone built end of terrace cottage is thought to date from the mid 1800's and has a more modern two storey extension at the rear. It lies in a convenient location just off the High Street and on-street parking is normally available directly in front of the cottage.

The Accommodation

The front door has a stone bonnet over and leads into the sitting room, which has a stone fireplace with log burning stove and shelves either side. Beyond is a spacious kitchen/breakfast room that has been recently updated with an excellent range of units and natural stone tile flooring. Stairs lead off to the first floor and a door leads to the cloak/utility room at the rear with a toilet, butler's sink, the boiler and plumbing for a washing machine. On the first floor are two double bedrooms, one with built-in wardrobes and Victorian fireplace. The shower room to the rear is a good size and has been recently renovated with large walk-in shower. On the landing there is plenty of storage with a wardrobe, over-stair cupboard and also the airing cupboard housing the hot water cylinder.

Outside

The south facing and walled rear garden is paved with well stocked shrub borders. There is a side gate providing the benefit of rear access, through the neighbouring gardens, to a passageway to the side of number 10.

General

Mains water, electricity and drainage are connected. Oil fired boiler for central heating and hot water. Council Tax Band D - £2283.10 payable for 2024/25. EPC rating E-50.

Location

This popular and lively village lies about six miles from the lovely old towns of Malmesbury and Tetbury. The village supports two public houses, a primary school, church, village hall, a thriving shop with Post Office and a doctors surgery. Junction 17 and 18 of the M4 are both within six miles and provide easy access to the areas major employment centres including Swindon, Bath and Bristol.

Directions to SN16 0LL

From Malmesbury head west to Sherston on the B4040. Proceed into the village, and just after the church, turn right into Court Street. The cottage is a short distance on your left hand side.

