





📍 Fox Cottage The Tarters, Sherston, Wiltshire, SN16 0NT

🏠 Guide Price £365,000

Located in a delightful village setting, a tastefully presented three bedroom modern home with surprisingly spacious accommodation.

- Delightful Modern Home
- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Sitting Room With Wood Burning Stove
- Useful Rear Lobby/ Boot Room
- Spacious Family Bathroom
- Underfloor Heating To The Ground Floor
- Thriving Village Community
- Established Rear Garden
- No Onward Chain

🏡 Freehold

🏠 EPC Rating C





Offered for sale by the vendor's sole agent, this modern three bedroom family home with a surprisingly spacious interior arranged over two floors is located in the heart of this desirable village with a thriving local community. The well presented interior is arranged over two floors comprising a 13'10 kitchen/dining room with a comprehensive range of fitted cupboards and a 17'2 sitting room featuring a wood burning stove. A door from the sitting room opens into a useful rear lobby/boot room. There are three bedrooms on the first floor with a spacious family bathroom with over bath shower. Externally a patio area extends to the rear of the property with a lawned garden enclosed by fenced boundaries. A five bar gate at the end of the garden allows rear access.

### SITUATION

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. The early stages of the River Avon meander through the valley below the village which is surrounded by beautiful Cotswold countryside ideal for walking, riding and other outdoor pursuits. Sherston has a thriving community and a good number of facilities for a village of its size, which include a parish church, top performing primary school, renowned public house, 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 hour.

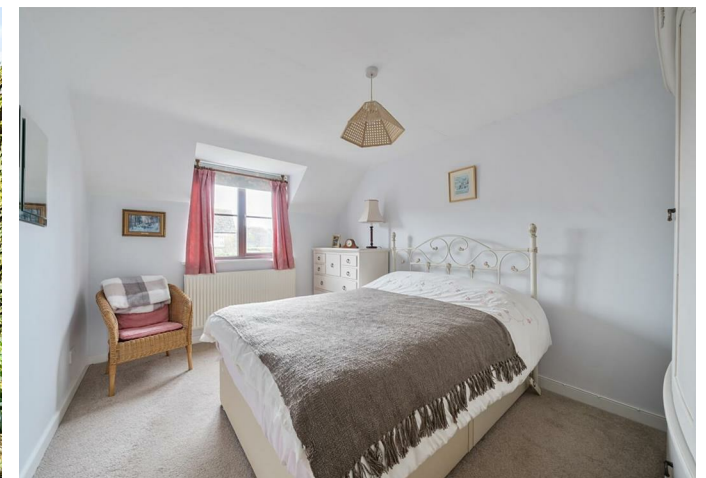
### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: C

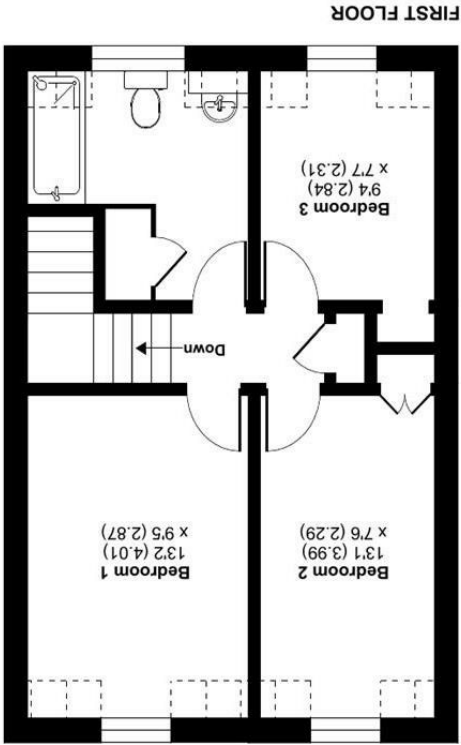
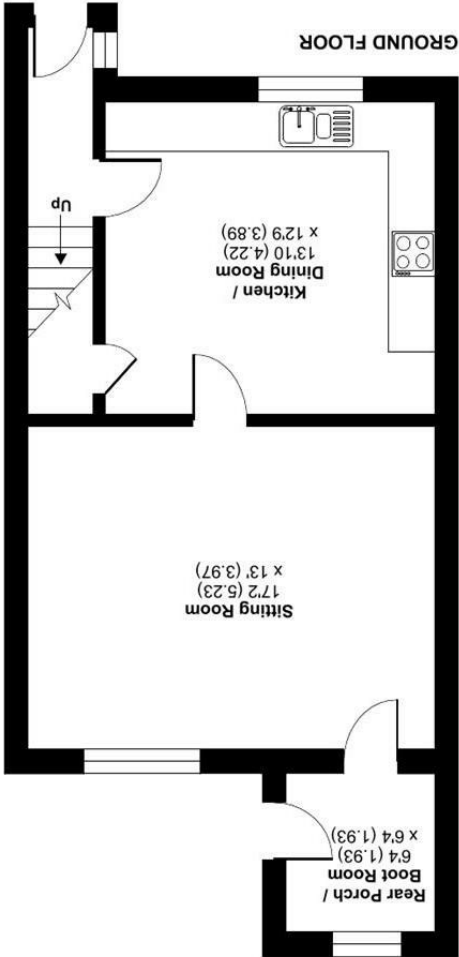
Council Tax Band: C

Mains water, electricity, oil fired central heating.



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecomm 2025. Produced for Strakers. REF: 1236838



Denotes restricted  
head height

**The Tarters, Sherston, Malmesbury, SN16**

Approximate Area = 941 sq ft / 87.4 sq m  
Limited Use Area(s) = 30 sq ft / 2.7 sq m  
Total = 971 sq ft / 90.1 sq m  
For identification only - Not to scale