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Firlea, Tetbury Road, Sherston, Wiltshire SN16 0LU

An exciting opportunity to purchase a substantial detached property with outstanding countryside views on the edge of Sherston. The extremely generous accommodation offers great versatility and the opportunity for multi-generational living or to generate income too.

Firlea has been a much-loved family home to the current vendors since 1985 where they once ran a successful childrens' day nursery until 2018. The accommodation has been set up to cater for this but could easily be reconfigured, subject to the relevant permissions, to work as a multi-generational home or separated to provide income via a rental or holiday let. The accommodation reaches approximately 3989 sq.ft and has worked well to suit the current vendors needs throughout their ownership. The vendors have had plans approved to divide the house into two dwellings. Wiltshire Council 20/11583/FUL

The property is approached via a welcoming entrance porch with plenty of space to store shoes, before entering the inner hall in the centre of the home with the main staircase leading to the first floor. To the left of the hall there is a generous double aspect reception room currently used as a dining room with double glazed doors leading into the welcoming sitting room filled with natural light, thanks to its triple aspect and lovely views across the beautiful rear garden. An additional staircase in the far corner of the room also leads to the first floor of the house. Adjacent to the sitting room there is a further entrance hall with a lobby and downstairs cloakroom. The kitchen is at the rear of the house and has a good range of base and wall cabinets with an integrated hob and oven, plus space and plumbing for a dishwasher and an undercounter fridge. In the ancillary room to the kitchen there are further wall and base cabinets and space for additional appliances.

The large reception room at the rear of the property was formerly one of the main rooms for the childrens' day nursery and is a fantastic space offering approximately 158sq. ft alone, with three sets of French doors out to the rear garden. This area would make an incredible open-plan kitchen and family living space, if converted. From here double doors lead into a reception room that is zoned into a snug and study. Adjacent to the snug and study is a room currently used for storage which has a sink to one corner and a pedestrian door providing external access to the side of the house. Completing the ground floor footprint is a utility room, which was once the bathroom area to the nursery and has yet further storage along with space and plumbing for a washing machine and space for a tumble dryer.

Upstairs is accessed by both a central staircase and an additional staircase to one end of the house. The central staircase returns and then divides off to two separate landings. One side leads to the main part of the house where there are six bedrooms; five comfortable doubles and a large single room. One of the bedrooms benefits from an ensuite shower room and built in storage, whilst three further bedrooms also have built in wardrobes. At one end of the first floor there is a family bathroom including a large walk-in shower. There is a 'Jack and Jill' cloakroom accessed from both landings. To the other side of the central staircase there is a small landing area leading to two further bedrooms, a room currently used as a study, plus a storeroom. All the bedrooms enjoy beautiful views across either the front or rear of the property, boasting outlooks over the surrounding Cotswold countryside.



Outside, Firlea is approached onto a sweeping gravel driveway that provides generous parking for numerous vehicles. To the front boundaries of the property there are well maintained high beech hedges affording privacy, with gated access to the rear garden on both sides of the house. Firlea sits beautifully within its grounds and to the rear the gardens are predominantly laid to lawn with mixed hedge borders. A post and rail boundary to the rear allows the most to be made of the outstanding rural backdrop beyond.

Sherston is a charming village located just five miles from the larger market towns of Malmesbury and Tetbury on the edge of the Wiltshire/Gloucestershire border. There is a great community here and an excellent range of facilities for a village of its size, which include a well-attended parish church, a highly regarded primary school, a renowned public house, general store/post office and doctor's surgery.

Sherston is convenient for Bristol, Swindon, Bath and the M4 motorway which can be accessed at junctions 17 and 18 both within 10 to 15 minutes' drive whilst trains operate regularly from Chippenham and Kemble connecting with London Paddington in approximately one and a half hours.

Guide Price £1,100,000



First Floor
Approx. 158.8 sq. metres (1709.6 sq. feet)



Services

We understand the property is connected to mains water and electricity. The central heating is fired by oil, and the drainage is private via a Klargester. The property is freehold. Council tax band G (Wiltshire Council).

EPC – D(65).

Ground Floor
Approx. 211.8 sq. metres (2279.3 sq. feet)



Total area: approx. 370.6 sq. metres (3989.0 sq. feet)



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