

hunter
french



8 Saxon Close, Sherston, Malmesbury, Wiltshire, SN16 0PB

A two-bedroom end of terrace property tucked away within a peaceful cul-de-sac in the sought after village of Sherston. The property benefits from off street parking and a southerly facing rear garden. This property is available to purchase as a full ownership or is available as a shared ownership option.

Saxon close is a small cul-de-sac of approximately 12 properties that were built in the 2000's by Bryant Homes. This particular property has been occupied by the current owners since new and been a much-loved village home during this time. The current ownership is on a 50% shared basis with Bromford Housing, but the property is available to purchase at a 100% freehold option.

Entering via the front door leads into a surprisingly spacious entrance hallway where there is plenty of space to store shoes and coats and benefits from a large downstairs cloakroom. To the left of the hall, and at the front of the property, is the kitchen that is fitted with a good range of wall and base units as well as an integrated oven and electric hob with an extractor hood. There is space and plumbing for a washing machine and space for a fridge freezer. Across the rear of the property is the open plan living room complete with a window and French doors opening onto the garden. This is a spacious room and has plenty of room for both a sitting and a dining area. Stairs to the first floor are situated to one side of the room and provide a useful area of storage underneath.

The first floor comprises two generous double bedrooms and the main bathroom. There is a central landing area that provides access to these rooms, as well as hatch to access the loft space. The larger of the bedrooms is at the front of the house and features three windows letting in loads of natural light. Both bedrooms boast a collection of fitted wardrobes, and there is a second cupboard in the rear bedroom which houses the hot water cylinder. Completing the first floor is the bathroom, which is fitted with a white suite including a shower over the bath, W.C and a wash basin.

Externally the rear garden is accessed via the French doors in the living room, but there is also access to the side of the property from the end of the driveway. The garden faces south and has a patio area to enjoy in the summer months whilst the remainder is laid to lawn. There is space for storage to the side area of garden, where the current owners have a timber shed. To the front of the property is a small lawned area, bordered by a hedge to the front and has a pathway leading to the front door. To the side of the house is a driveway with space for two vehicles to comfortably park. There is further visitor parking available.



We understand the property is connected to mains electricity, water and drainage. Council tax band C (Wiltshire Council).

The property is currently leasehold and under the shared ownership scheme at 50%, but the options to both staircase during ownership or buy the freehold at the point of purchase are available. The current lease has 79 years remaining and has a service charge of £38.76.

Any prospective purchasers of this property will need to be approved via Bromford Housing before a purchase is able to proceed.

EPC – E (50).

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

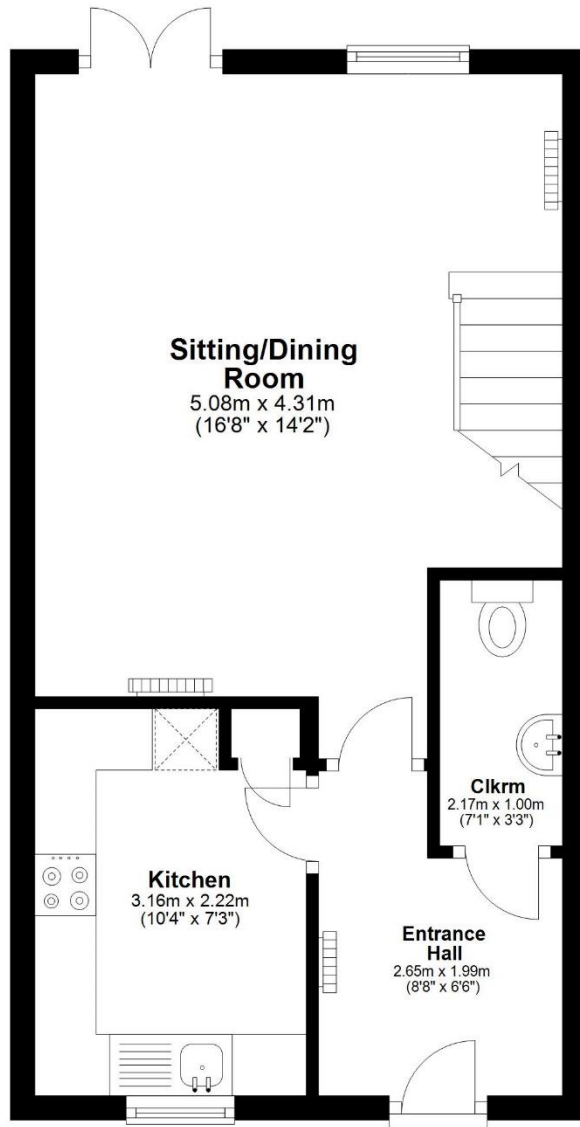
Guide Price £325,000

50% Share at a Fixed Price of £160,000



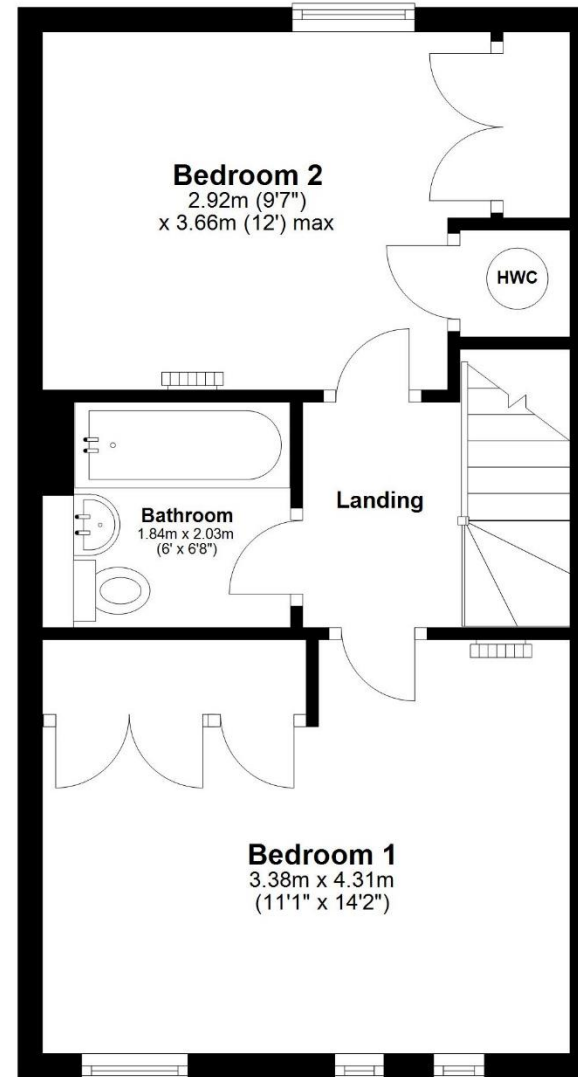
Ground Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



First Floor

Approx. 35.9 sq. metres (386.5 sq. feet)



Total area: approx. 71.8 sq. metres (773.1 sq. feet)

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