

**Rose Cottage, Noble Street, Sherston, Malmesbury, Wiltshire, SN16 0NA**

Individual detached Bungalow  
Central village location  
Easy short walk to many amenities  
Tucked away position  
2 bedrooms  
Pretty wraparound gardens  
No onward chain



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £375,000**

Approximately 706 sq.ft

‘Situating in the very heart of this thriving village, a rare opportunity to purchase an individual detached bungalow with pretty wraparound gardens. Private tucked away setting yet very close to all amenities.’



## The Property

Rose Cottage is a delightful individual detached bungalow situated in the heart of the highly sought-after village of Sherston conveniently positioned within easy walking distance to a range of amenities. The well-presented accommodation extends in all to 706 sq.ft to include a fitted kitchen, living room with fireplace, two bedrooms, and a shower room. On street parking is easily available on Noble Street whilst the property is set back from the road accessed via a private pedestrian gate into the pretty gardens which surround the bungalow with patio area, lawns and mature rose shrubs. The property benefits from double glazing and is available with no onward chain.

## Situation

The beautiful, ancient and much sought after village of Sherston with its broad High Street and historic stone houses is set in an Area of Outstanding Natural Beauty conveniently located on the edge of the Cotswolds. Sherston has a thriving community and offers many facilities, including a church, popular primary school, doctors surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre and the highly regarded 16th century Rattlebone Inn, with its excellent food and friendly atmosphere. The facilities and amenities in Sherston more than adequately provide for everyday need with a whole host of societies and clubs meeting on a regular basis offering entertainment and social events for young and old alike. Schooling locally is second to none, with very good

state and independent schools providing transport to and from the village on a daily basis. Close by are the market towns of Malmesbury and Tetbury which are both approximately 5 miles away. Malmesbury is reputed to be the oldest Borough in the country dating back to the 11th Century. Both towns offer a wider range of shops, services, schooling and leisure facilities. There are main line stations to London-Paddington at Kemble (14 miles) and Chippenham (12 miles) whilst Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing convenient access to Bath, Bristol and Swindon.

## Required Information

We understand the property is Freehold with electric heating, mains drainage and water. The whole property is located

within the Cotswold Area of Outstanding Natural beauty whilst the path approach is also within a Conservation Area. Superfast broadband is available and there is good mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band D.

## Directions

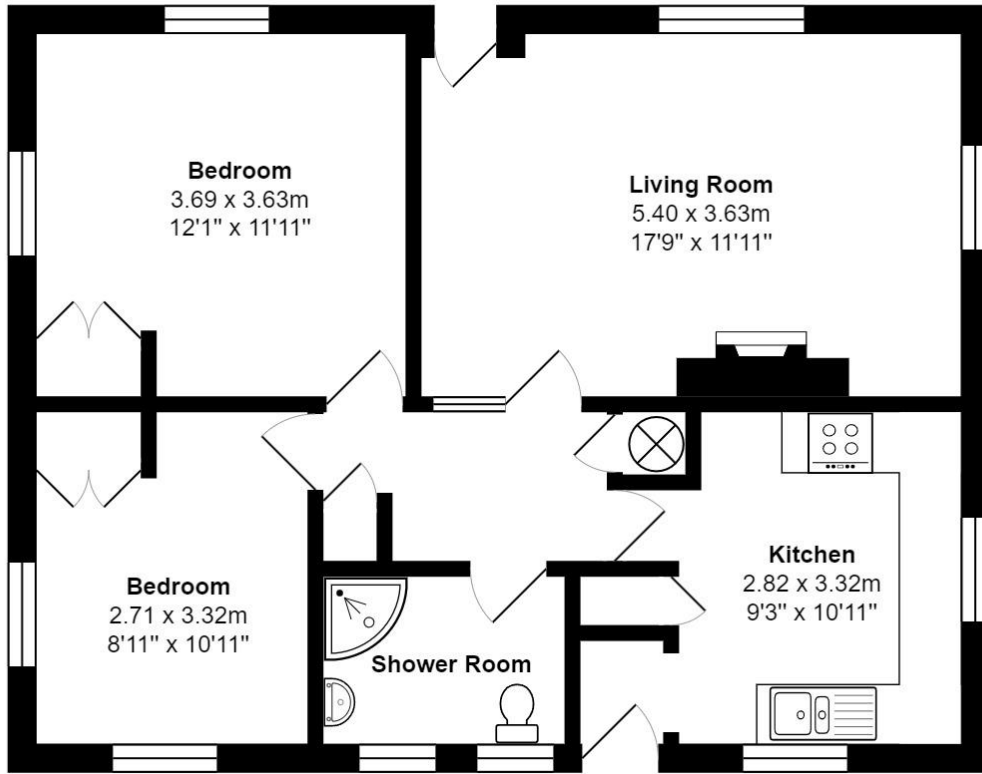
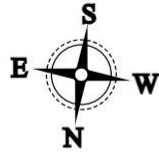
From Sherston High Street, proceed towards Malmesbury and just after the Rattlebone Inn take the first right hand turn into Noble Street. After a short distance, locate the gateway to Rose Cottage on the left hand side.

Postcode SN16 0NA.

What3words:

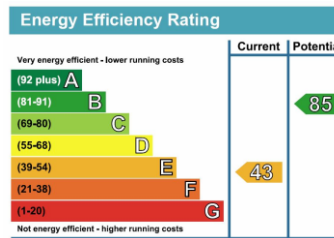
///materials.crouches.behave





Total Area: 65.6 m<sup>2</sup> ... 706 ft<sup>2</sup>

All measurements are approximate and for display purposes only



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577