

7 Woods Close, Sherston, Malmesbury, Wiltshire, SN16 0LF

Detached modern house
Well-presented accommodation
4 bedrooms

2 receptions plus a home office and conservatory
Modern fitted kitchen with integrated appliances

Private parking

South-easterly rear garden

Quiet cul-de-sac located a short walk to the
village centre

No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £625,000

Approximately 1,505 sq.ft excluding garage store



‘Situated within a small select cul-de-sac just a short level walk to the village High Street, a detached modern 4 bedroom house with light and airy accommodation’

The Property

This detached modern family home is situated within Woods Close, a small cul-de-sac comprising only 12 detached homes conveniently situated just a short level walk to the village centre and its many amenities. The property is the larger 'type' within the close, and in recent years, it has been updated and refurbished to a good standard offering light and airy accommodation of around 1,505 sq.ft.

The ground floor configuration flows from room to room comprising two reception rooms, a conservatory with heating, modern fitted kitchen with matching utility room and a home office created from the partial conversion of the integral garage. Upstairs, there are four good bedrooms. A Jack and Jill style bathroom serves two bedrooms whilst the principal bedroom has a private en-suite shower room and there is a downstairs WC.

There is good off-road parking over a paved

driveway in front of the garage which provides storage. The pleasant rear garden benefits from a sunny south-east aspect and a good degree of privacy.

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.

Additional Information

We understand the property is Freehold with oil-fired heating, mains drainage, water and electricity. The property is located within a conservation area and the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some

limitations to mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band E.

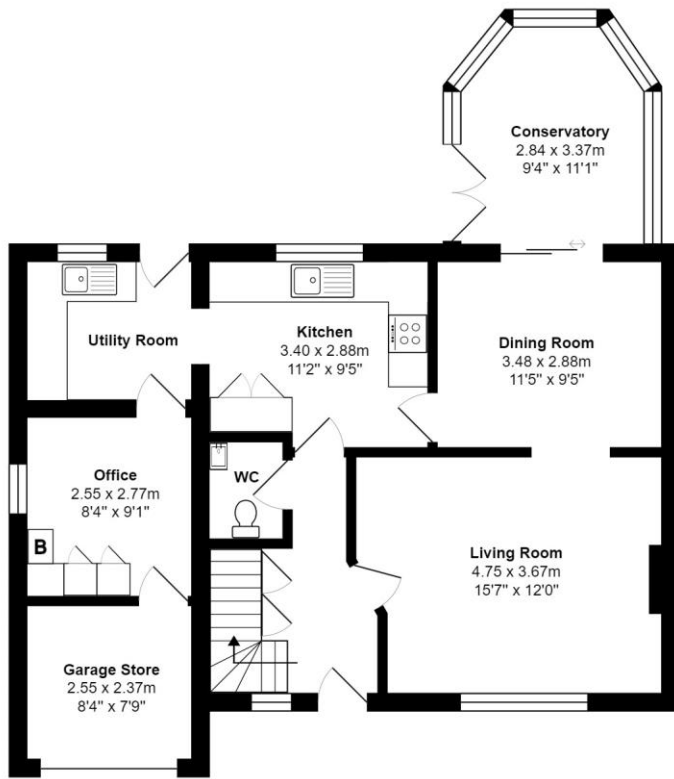
Directions

From the High Street, head towards Malmesbury passing the Rattlebone Inn and take the second right hand turn into Woods Close just before The Bridge restaurant. Locate the property at the end of the cul-de-sac.

Postcode SN16 0LF

What3words: ///olive.tilting.recapture



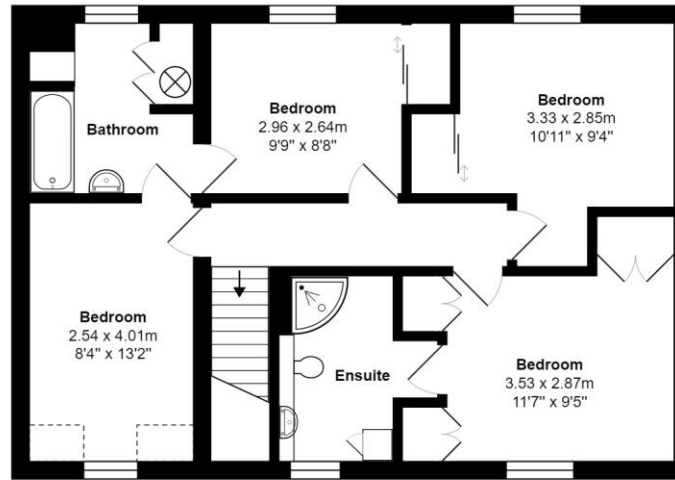


Ground Floor

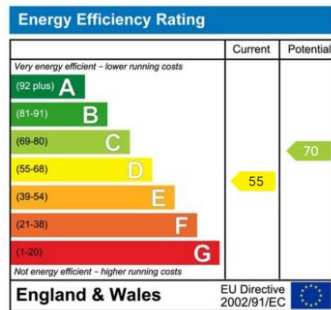


Total Area: 139.9 m² ... 1505 ft² (excluding garage store)

All measurements are approximate and for display purposes only



First Floor



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