

13 Court Street, Sherston, Malmesbury, Wiltshire, SN16 0LL

Charming Period Cottage
Discreet heart of village location
3 Double Bedrooms
Spacious Living Room
Bespoke Kitchen/Dining Room
2 Bathrooms & Dressing Room
Outbuildings including a home office
Mature Gardens

Stone throw away from High Street amenities



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £675,000

Approximately 1,531 sq.ft excluding outbuildings
and attic

‘Quietly tucked away within the very heart of this thriving village, this charming period cottage boasts extended accommodation of c.1,531 sq.ft. plus various useful outbuildings including a home office’

The Property

This charming period cottage enjoys an excellent central location within Sherston discreetly hidden away from the hustle and bustle and yet located just a few hundred yards from this highly sought-after village's amenities. Built in 1741 and constructed of natural Cotswold stone, the cottage has a wealth of character features throughout and in recent times was substantially extended at the rear to create deceptively spacious accommodation. In total, the property is approximately 1,531 sq.ft over three floors. On the ground floor, a front porch opens to a spacious living room with excellent built-in cupboards and an inglenook fireplace with wood-burning stove inset. To the rear, the light filled kitchen/dining room enjoys lovely views over the garden and has bespoke fitted units with a range of built-in appliances to include a fridge/freezer, dishwasher, oven and a separate steam oven. The dining room is warmed by a wood burning stove. Upstairs and on the first floor, there is a stylish bathroom with a rolltop bath and two double bedrooms both with fitted wardrobes whilst a well-fitted dressing room provides additional storage. On the top floor, there is an impressive attic bedroom with exposed beams

served by an en-suite shower room.

The cottage is complemented by a range of useful outbuildings. Within the garden there is a stone-built garden store with electric supply. Alongside is a fantastic timber-built studio/home office also with electricity and previously had WiFi connections which could be re-instated if required. Set down a private drive behind a double five-bar gate, the cottage has a pretty secluded front courtyard which could easily be cleared to provide off-road parking. The good-sized rear garden has stone steps up to a lawn enclosed by mature shrub borders. A steppingstone path leads down to the home office and garden store. The garden boasts uninterrupted views of the Church.

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 central heating, mains drainage, water and electricity. The property is located within the

Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

Directions

From the centre of Sherston, opposite The Rattlebone Inn, head up Court Street past row of terraced cottages and the property can be found on the right hand side located down a short driveway with timber 5 bar gates.

Postcode: SN16 0LL

What3words: ///splash.scrub.town

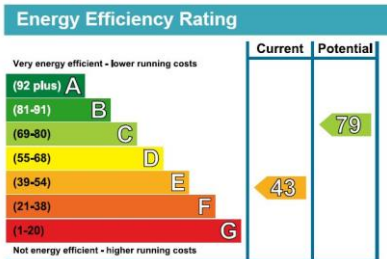
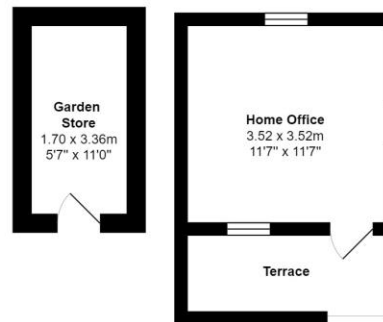




Main House Area: 1531 sq.ft (excluding attic)

Total Area: 187.5 m² ... 2018 ft²

All measurements are approximate and for display purposes only



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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