



23 Cliff Road, Sherston, Wiltshire, SN16 0LN



Period village house  
 Self-contained 2 bedroom annexe  
 3 double bedrooms in the main house  
 2 reception rooms  
 Open plan kitchen/dining room  
 4 bathrooms in all  
 Private off-street parking with EV charging  
 Westerly newly landscaped garden  
 Sought-after Cotswold village with excellent amenities

 **JAMES PYLE & CO.**

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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £765,000**  
 Approximately 2,036 sq.ft including annexe

‘An elegant 3 bedroom period house coupled with a superb 2 bedroom self-contained annexe, situated close to the thriving centre of this sought-after Cotswold village’



## The Property

This attractive period house is situated within the highly sought-after village of Sherston within close proximity of the High Street and a choice of amenities. Featuring an array of charm and character, the house is coupled with a superb self-contained versatile annexe. In recent years, the property has been upgraded with a new air-source heat pump heating system amongst other updates.

The principal accommodation spans over three floors extending to around 1,332 sq.ft. On the ground floor, there is a front living room complete with a cosy wood-burning stove adjacent to the entrance hall. The kitchen is open plan to the dining room which also enjoys a wood-burning stove within the fireplace. The kitchen is equipped with modern units and integrated appliances. There is a further reception room positioned at the rear with double doors connecting to the garden plus a downstairs WC off. Upstairs and on the first floor there are two double bedrooms and a stylish family bathroom. The main bedroom occupies the entire top floor complete with an en-suite shower room and ample built-in storage.

The Barn is a wholly self-contained annexe positioned at the far end of the garden. The Barn is a superb addition for ancillary use such as a home office suite or can be used for holiday lets to provide an income. Offering over 700 sq.ft. of accommodation over two floors, the layout includes on the ground floor a kitchen, versatile home office or downstairs bedroom with en-suite, whilst upstairs there is a reception room and further bedroom also with en-suite. The annexe has its own air-source heat pump system and PV panels providing electricity.

The westerly garden has been newly landscaped with Cotswold stone planters surrounding the lawn. There is a secluded patio terrace positioned at the back of the house and a further small terrace beside The Barn. The property has the excellent and rare benefit of private parking for at least two cars over a gravelled driveway located to the side of the house with an EV charging point. There is a pedestrian gate leading into the garden and to the annexe.

## 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

The property is Freehold with air source heat pump heating, a Smart water tank system, mains drainage, water and electricity. In addition, the annexe has PV panels providing electricity and a battery system installed. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Bands D (main house) and A (annexe).

## Directions

From the High Street, take the left hand turn opposite the shop into Court Street. Take the next left into Cliff Road opposite the playing fields and locate number 23 on the right hand side along the street.

Postcode SN16 0LN  
 What3words: ///counts.panthers.shippers







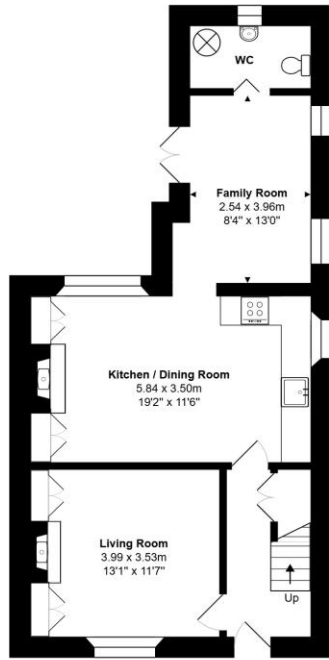


Total Area: 189.15 sq.m ... 2036 sq.ft

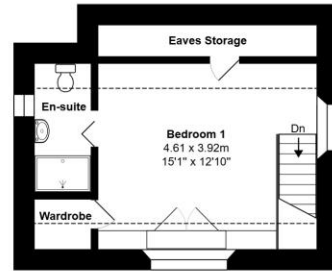
Total Cottage Floor Area: 123.7 sq.m ... 1332 sq.ft

Total Annexe Floor Area: 65.2 sq.m ... 702 sq.ft

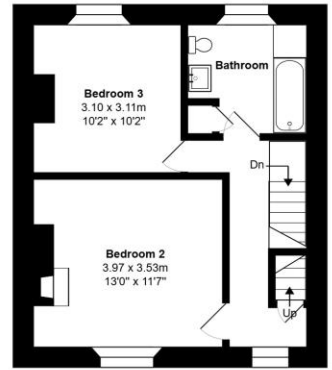
All measurements are approximate and for display purposes only



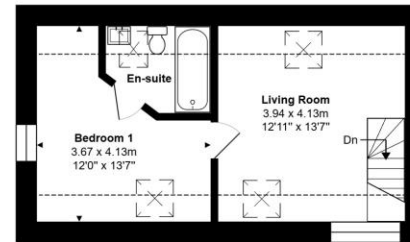
Ground Floor



Second Floor



First Floor

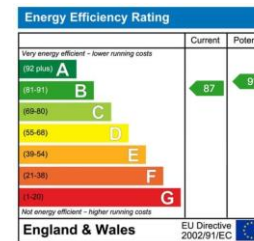
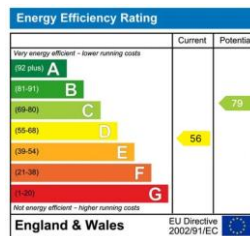


Annexe First Floor



Annexe Ground Floor

Annexe not shown in actual position



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