



JAMES PYLE & CO.

**Tedrose Cottage, 17 Cliff Road, Sherston, Malmesbury, Wiltshire, SN16 0LN**



Cotswold stone period cottage  
Scope to update and modernise  
2 bedrooms

Attic with potential to convert  
Spacious living room  
Westerly rear garden

Located a short distance from the High Street  
No onward chain



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

## Price Guide: £350,000

Approximately 790 sq.ft excluding attic

‘Situated in the heart of the desirable village of Sherston close to the High Street, this Cotswold stone cottage is deceptive in size and offers fantastic potential to enlarge and modernise the accommodation’



### The Property

Tedrose Cottage is a period terraced cottage situated in the heart of Sherston, a short distance from the High Street and many amenities. The property has been within the same family ownership for generations having been extended and well-maintained and today offers great scope to modernise as well as alter the layout to include an attic floor as accommodation (subject to planning).

The cottage is deceptive in size particularly on the ground floor which comprises a front living room with open fireplace, a good size kitchen/breakfast room, rear porch/garden room and a ground floor bathroom. On the first floor there are two good bedrooms. The attic has been partially converted with a dormer window and is accessible by a drop-down ladder.

At the rear there is a pleasant sized garden with a timber workshop/store. On street parking is easily available on Cliff Road.

### 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 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 is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band C.

### Directions

From the High Street, turn left opposite the shop

onto Court Street and follow the street. Then turn left onto Cliff Road and locate the property half way down on the right hand side.

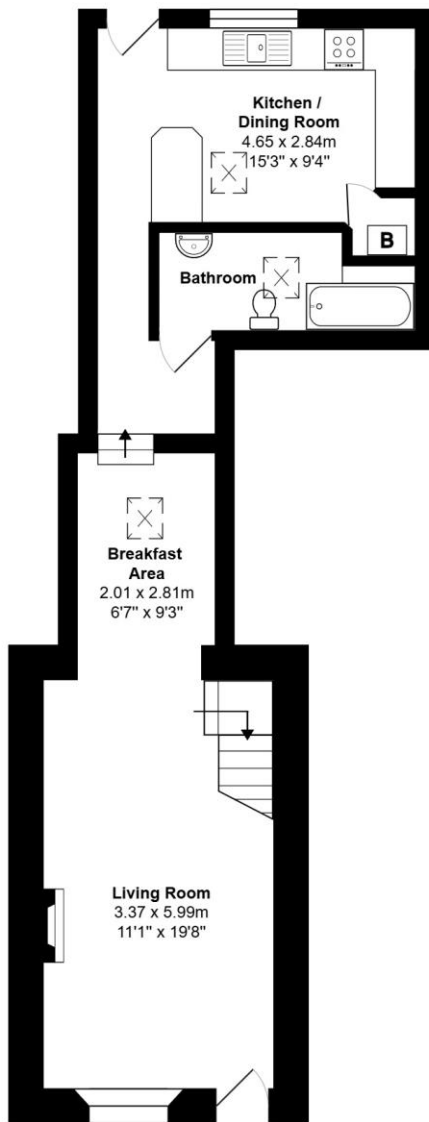
Postcode SN16 0LN

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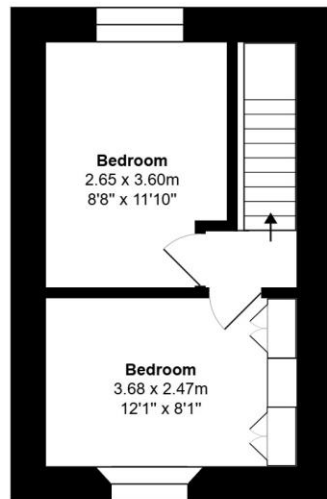








**Ground Floor**



**First Floor**



Main Area: 73.4 m.sq ... 790 sq.ft. (excluding attic)

Total Area: 88.0 m<sup>2</sup> ... 948 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		73
(55-68) <b>D</b>		
(39-54) <b>E</b>	43	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



**Second Floor**

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