



**The Horsecwash, 5 Tanners Hill, Sherston, Malmesbury, Wiltshire, SN16 0NB**



Detached period cottage  
 Lovely character throughout  
 Potential to update and improve  
 4 bedrooms  
 2 reception rooms  
 Picturesque riverside setting  
 Walking distance of the village High Street  
 Gardens and garage  
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £595,000**

Approximately 1,558 sq.ft excluding outbuildings

‘This historical and unique detached cottage occupies a picturesque riverside setting just a short distance from the village centre, and offers great scope for the next owners to put their stamp on it’



## The Property

A unique home, The Horsewash is a charming detached period cottage situated beside the River Avon in the sought-after village of Sherston and within a few minutes' walk of its many amenities. The cottage derives its name being alongside the 'Horsewash' where historically hunt riders accessed the river to clean and cool down their horses. The property is available to the market for the first time in 45 years and has excellent scope to update and modernise.

The cottage is pretty and surprisingly deceptive in size, offering accommodation arranged over three floors of around 1,550 sq.ft. The ground floor configuration includes two characterful reception rooms, a kitchen/breakfast room, WC and rear hall. On the first floor there are two double bedrooms and a shower room, and two further attic bedrooms on the top floor.

Outside, there is a pleasant southerly riverside garden, a large garage/workshop and space for parking in front. The adjoining Horsewash land has been historically maintained by the owners of the cottage.

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

## Directions

From Sherston High Street, head towards Malmesbury and take the first right hand turn into Noble Street. Follow the lane down Tanners Hill and just before the bridge, locate the property on the right hand side.

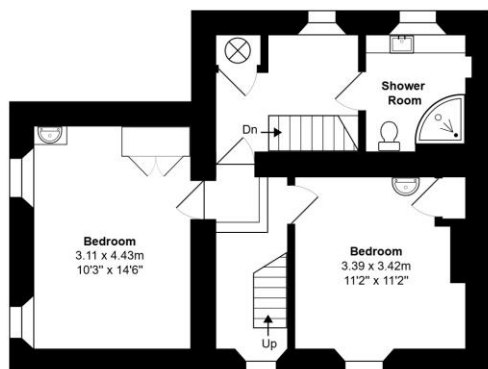
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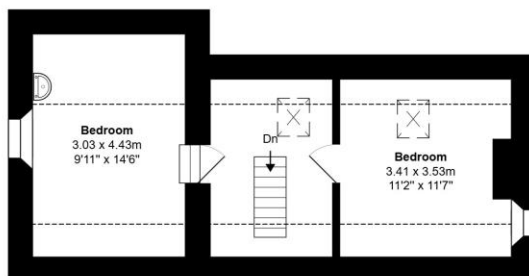




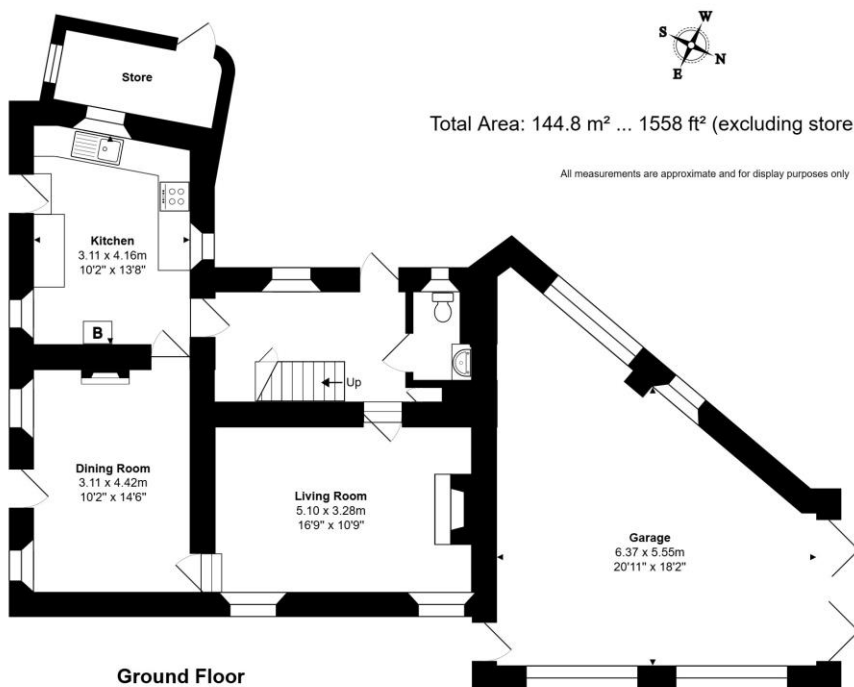




**First Floor**



**Second Floor**



**Ground Floor**



Total Area: 144.8 m<sup>2</sup> ... 1558 ft<sup>2</sup> (excluding store and garage)

All measurements are approximate and for display purposes only



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