



JAMES PYLE & CO.

33 High Street, Sherston, Malmesbury, Wiltshire, SN16 0LH

Cotswold stone terraced house
Large 150ft westerly garden
3 bedrooms
3 reception rooms
Kitchen/breakfast room
Garage
High Street position close to amenities
Sought-after Cotswold village
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £695,000

Approximately 1,380 sq.ft excluding garage



‘Situated in the heart of the Cotswold village of Sherston, this stone period house has the excellent advantage of a garage and a large 150ft garden’

The Property

This attractive Cotswold stone period house is situated in the heart of the sought-after village of Sherston set within the picturesque High Street with an excellent range of amenities available. The property has been within the same family ownership for 75 years and is one of the very few houses on the High Street which boasts a garage. Another fantastic feature is the large rear garden which reaches some 150ft in length. Internally, the accommodation extends to around 1,380 sq.ft arranged over two floors benefitting from good ceiling height.

The ground floor opens to a front sitting room with a fireplace. There is a further reception room open plan to a rear garden room. The kitchen/breakfast room has rear access linking through to a utility room and into the garage. There is also access to a

useful cellar store. On the first floor there are three bedrooms comprising two doubles and a single alongside a bathroom.

The westerly garden is abundant with vibrant borders framing the lawn to the far end which opens to a larger area with mature trees and box hedging. There is a patio terrace off the sun room.

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 electric 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 D.

Directions

The property is located on the High Street heading towards Luckington and on the right hand side.

Postcode SN16 0LH

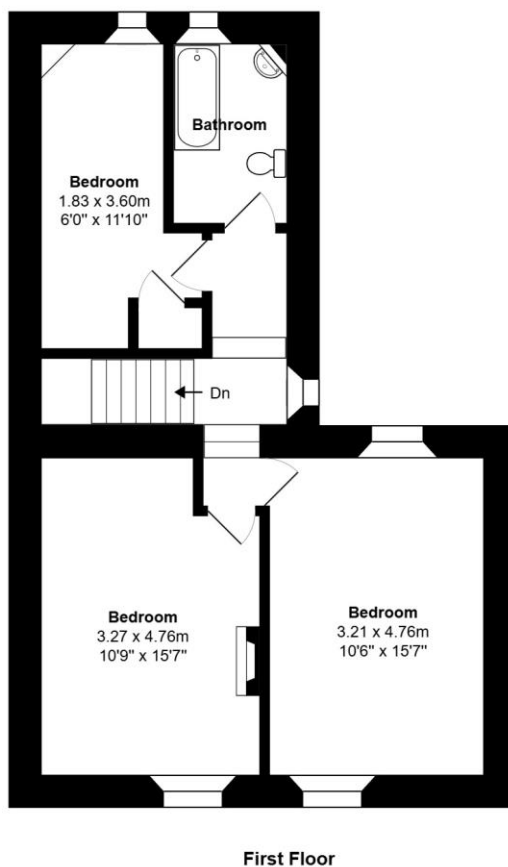
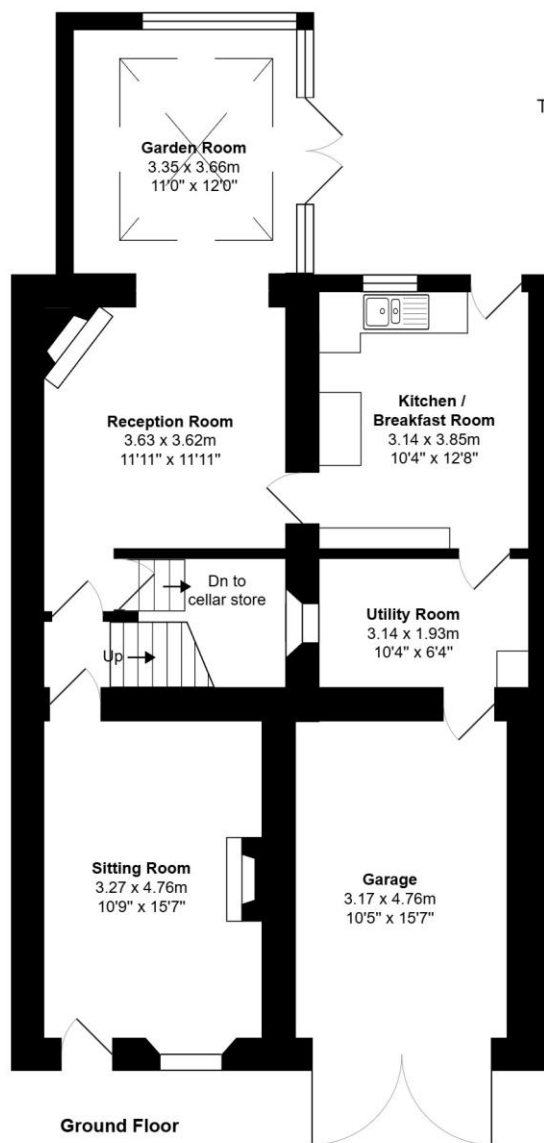
What3words: ///reputable.tiling.imprinted





Total Area: 128.3 m² ... 1380 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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