



5 The Tarters, Sherston, Malmesbury, Wiltshire, SN16 0NT

Link-detached house
 Reconfigured accommodation
 3 bedrooms
 2 receptions and office
 Refitted kitchen/breakfast room
 Bathroom and en-suite
 Good-sized rear garden
 Generous private parking
 Double garage
 Easy walking distance to the High Street



Guide Price: £635,000
 Approximately 1,445 sq.ft excluding garages

'A reconfigured and upgraded link-detached large 3
 bedroom house with ample private parking, double garage
 and good-sized garden'



The Property

5 The Tarters is a link-detached home set within a delightful corner position in a popular residential close within the highly sought-after village of Sherston. The well-presented accommodation is arranged over two floors and has been updated with new double glazed windows and doors, remodelling and a refitted kitchen.

The ground floor comprises a porch through to an entrance hall which has double doors flowing to the stylish kitchen with fitted breakfast bar, integrated dishwasher, double oven and hob, plus a utility room off. To the rear is a spacious living room with a wood burning stove and double doors to the garden. The reception room has been opened up to a dining room with a separate office beyond. Originally a four bedroom configuration, the first floor are now offers three bedrooms with the remodelled largest one having a dressing area. There is a family bathroom and an en-suite shower room. The former fourth bedroom could be easily reinstated if desired.

To the front of the property the driveway has been extended to accommodate numerous vehicles types in addition to the double garage which has storage above. Thoughtful planting within the rear garden has created a great degree of privacy through the use of evergreens. There is a good-sized lawn, a pergola surrounded seating terrace, a timber shed, and bin storage hidden to the side.

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. Solar Thermal Panels contribute to the hot water system. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 E.

Directions

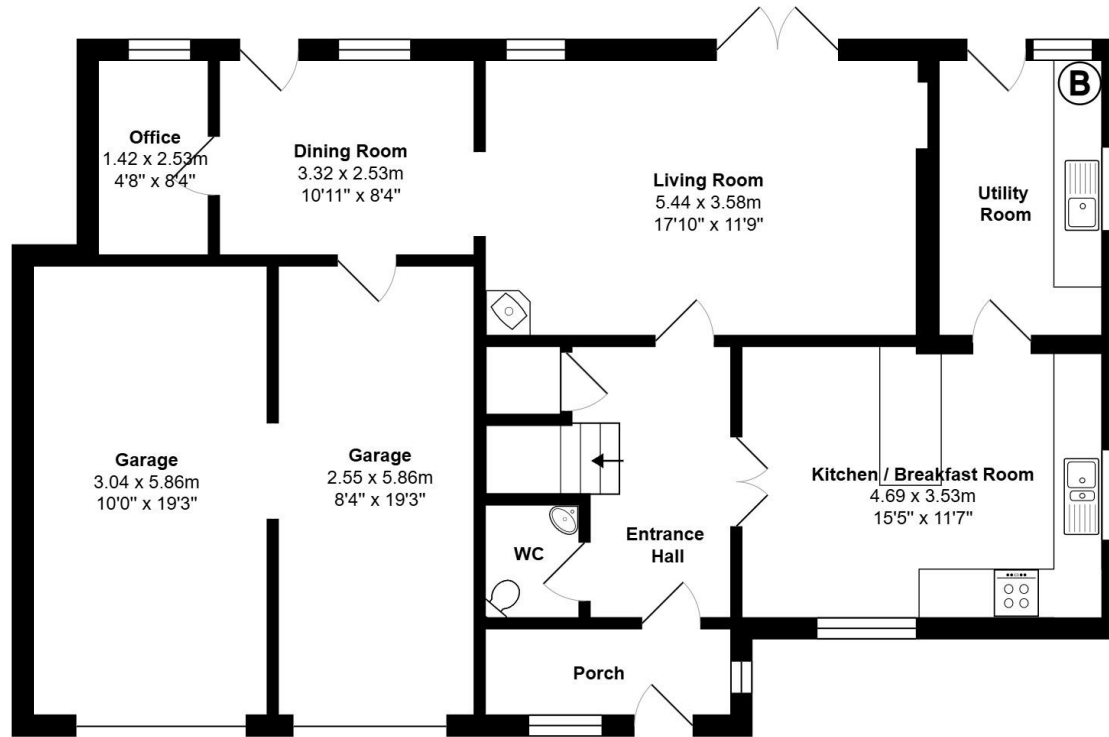
Approaching Sherston from Malmesbury, turn left just before The Bridge into Easton Town and follow the road into The Tarters to locate the property on the left hand side.

Postcode SN16 0NT
 What3words: ///presented.itself.notch

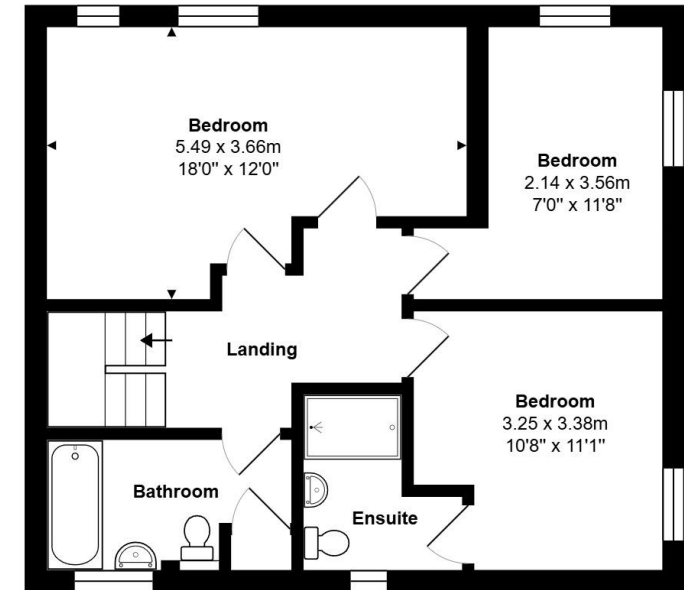




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Ground Floor



First Floor

Total Area: 134.2 m² ... 1445 ft² (excluding garage)

All measurements are approximate and for display purposes only

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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