



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

Detached family house
3/4 bedrooms
Updated bathroom and separate shower room
Fitted kitchen/dining room
Living room with wood-burning stove
Conservatory
South-westerly garden
Views to the church
Easy walking distance to the High Street



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

Approximately 1,343 sq.ft excluding garage

‘Located in easy proximity of the High Street with lovely views of the church, a detached versatile 3/4 bedroom family home’



The Property

This detached modern home is situated in a quiet corner of the highly sought-after village of Sherston yet within an easy level walk to the High Street and offers flexible family-sized accommodation. The property has been recently upgraded with a brand-new heating system of an air source heat pump. The light and airy accommodation is arranged over two floors extending to around 1,343 sq.ft and has lovely views towards the church.

On the ground floor, an entrance hall has plenty of convenient storage and leads to a large front kitchen/dining room with modern fitted units and integrated appliances. The living room has a cosy wood burning stove and tri-folding doors connecting to the rear conservatory. Also on the ground floor is a utility room, shower room and a versatile study with double doors to the garden which could be utilised as a ground floor bedroom. On the first floor are three double bedrooms and a newly refitted family bathroom with shower over the bath.

Externally, there is a double driveway providing off-road parking in addition to a single garage with a front garden. The rear garden enjoys a south-west aspect and has been landscaped with a new large patio.

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 central heating, mains drainage, water and electricity. 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.

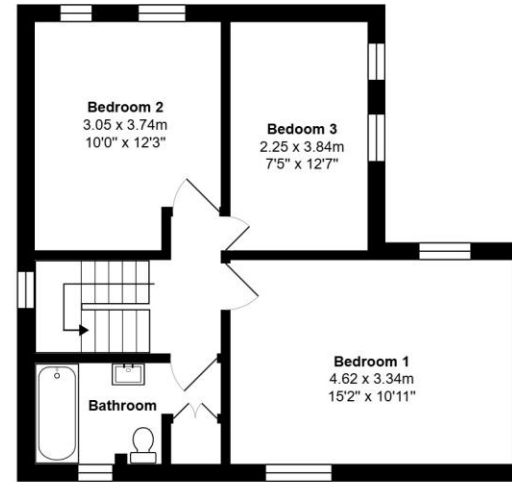
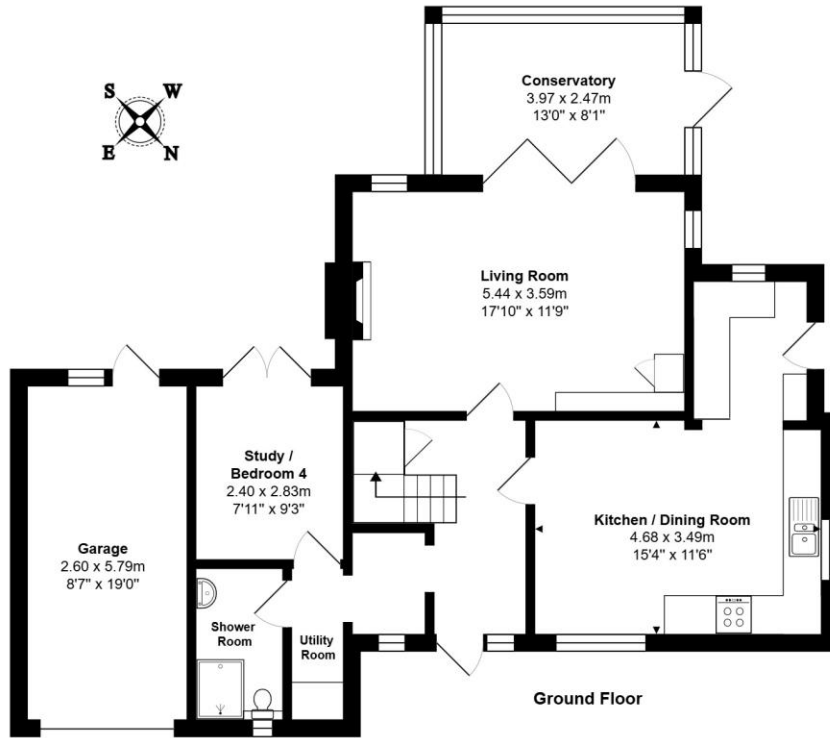
Directions

Approaching Sherston from Malmesbury, turn left just before The Bridge into Easton Town and follow the road into The Tarters and take the first right. Locate the property in the very far corner.

Postcode SN16 0NT

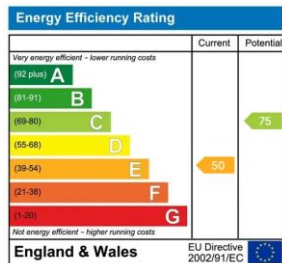
What3words: ///agency.anchors.hushed





Total Area: 124.8 m² ... 1343 ft² (excluding garage)

All measurements are approximate and for display purposes only



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