



7 Green Lane, Sherston, Malmesbury, Wiltshire, SN16 0NP



Semi-detached house  
Sought-after village  
3 bedrooms  
Kitchen/dining room and living room  
Large 120ft garden  
Private parking and double garage  
Lovely position overlooking the playing fields  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £395,000**

Approximately 1,016 sq.ft excluding garage

‘Boasting a large 120ft garden, a semi-detached house with excellent potential to extend and modernise’



### The Property

This semi-detached home is situated within the sought-after village of Sherston enjoying a pleasant outlook over the playing fields opposite and located within easy level walking to the village High Street and many amenities. Built by Malmesbury Rural District Council in 1938, the property is one of the larger original 4 bedroom designs and today offers great potential for the next owners to put their stamp on it and potentially extend the accommodation. The property has the benefit of a lovely large garden which is approximately 120ft long at the rear.

Arranged over two floors the accommodation extends in all to 1,016 sq.ft. The ground floor layout includes a front living room with fireplace, and kitchen/dining room at the rear beside a utility room and WC. Upstairs, there are three bedrooms and a spacious bathroom which is fitted with both a separate bath and shower.

To the side of the house, there is driveway parking for numerous cars which leads to a large double garage/workshop which has power connected. There is a separate timber shed for further storage.

The generous garden at the rear is particularly notable formerly utilised for growing vegetables and is now mostly laid to lawn.

### 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 water, electricity and drainage. The property is located within the Cotswold Area of Outstanding Natural Beauty. The sale is subject to a grant of probate which has been applied for. 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.

The property is subject to a Restriction Section 19 of the Housing Act 1980 which dictates potential purchasers must have either lived or worked in the Cotswold AONB area for the last 3 years.

### Directions

From Sherston High Street, head up Court Street past the playing fields and turn right into Green Lane. Locate the property after a short distance on the left hand side.

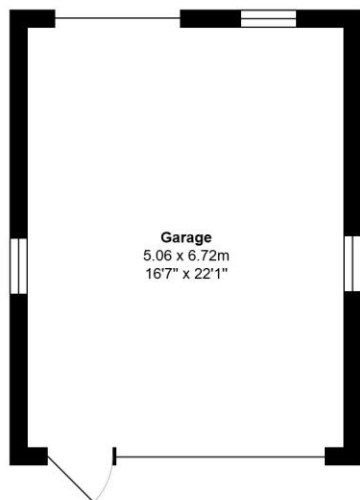
Postcode SN16 0NP

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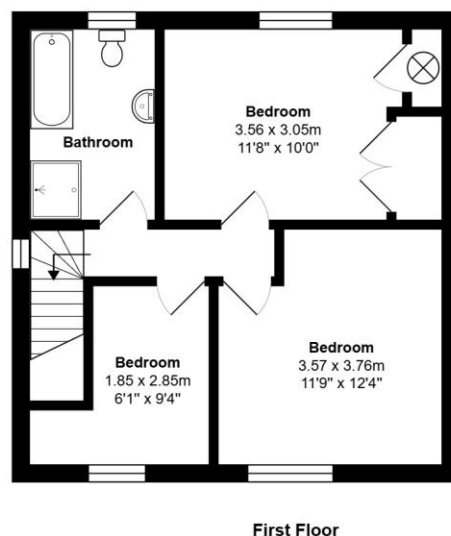
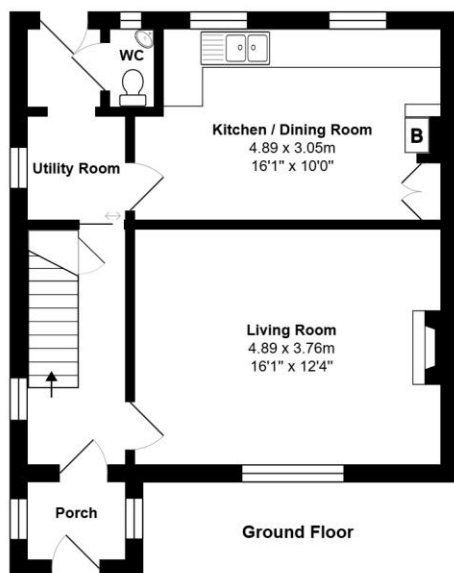




| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                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

Total Area: 94.4 m<sup>2</sup> ... 1016 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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