



JAMES PYLE & CO.



26 Easton Town, Sherston, Malmesbury, Wiltshire, SN16 0LS

Semi-detached Cotswold stone cottage
Extended accommodation with scope for further
enlargement
3 bedrooms
3 reception rooms and conservatory
Magnificent 300ft garden
Private off-street parking
Easy walking distance to the village centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £595,000

Approximately 1,640 sq.ft

'With an exceptional 300ft garden and private off-street parking, this Cotswold stone cottage is very deceptive offering generous accommodation'

The Property

26 Easton Town is an impressive semi-detached village house, originally built for the local authority of Cotswold stone under a tiled roof and is located a short level walk from the village centre and its many amenities. The property has the benefit of an exceptionally long and large garden at the rear and has ample parking and a good front garden as well.

The accommodation is deceptively spacious extending to around 1,640 sq.ft. with generous ground space including two reception rooms, a kitchen/breakfast room with Aga and a hobbies room plus a large garden room/conservatory. Upstairs there are three double bedrooms and a bathroom plus a separate shower. The property has been well maintained and offers scope for the next owners to put their stamp on including possibly extending further.

The front driveway provides private parking for several cars. Reaching over 300ft, exceptional rear garden has been thoughtfully arranged into

various areas including a large patio terrace, a tranquil shaded seating area, vegetable garden, and a wildlife area. Within the garden is a large timber shed with power connected.

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 LPG fired heating, mains drainage, electricity and water. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.



Directions

From Sherston High Street, head towards Malmesbury along Church Street. Pass The Bridge and the turning to Easton Square and locate the property shortly after on the left hand side.

Postcode SN16 0LS

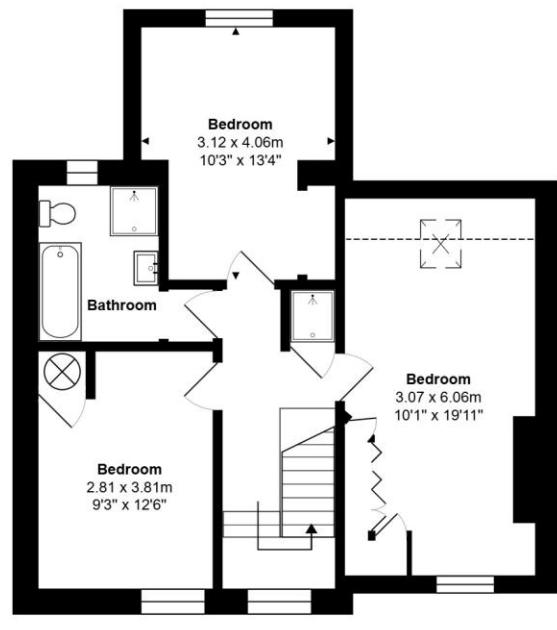
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Total Area: 152.3 m² ... 1640 ft²

All measurements are approximate and for display purposes only



First Floor



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		59	32
EU Directive 2002/91/EC			

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