

**Easton Town Cottage, Easton Town, Sherston, Wiltshire, SN16 0PS**

Detached natural stone house  
4 bedrooms  
Self-contained annexe  
Large mature garden of c.0.33 acres  
Private gated parking  
Scope to improve and extend  
Sought-after village with amenities  
Edge of village setting with rural outlook  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £975,000**

Approximately 2,823 sq.ft including annexe

‘A substantial detached period house with a self contained annexe and a large garden, situated on the edge of this sought after village within level walk of all amenities’



### The Property

This unique natural stone detached house is located towards the rural edge of the highly sought-after Cotswold village of Sherston and a level 5-minute walk from the High Street. The property occupies a large mature plot of around 0.33 acres whilst internally the flexible layout accommodates a self-contained studio annexe. Formerly a traditional cottage, the property has been largely extended with the spacious accommodation reaching 2,823 sq.ft. and offers scope for further enlargement and general upgrading.

The principal ground floor layout includes two reception rooms, a large open plan kitchen/breakfast room and a rear conservatory. Upstairs, there are four good-sized bedrooms and two bathrooms.

The annexe adjoins the side of the house and has its own entrance. With a studio configuration, the annexe comprises a

reception/bedroom, shower room and kitchen. This is an ideal feature to house a relative or utilise as a home office suite.

The gardens are a fantastic asset of the property and far larger than most within the village. Positioned to enjoy a south-west aspect, the gardens stretch some 150ft in length filled with well-established shrubs and trees. There is private parking to the side of the house behind a metal double gate.

### 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 a private septic tank (non-compliant). 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 F.

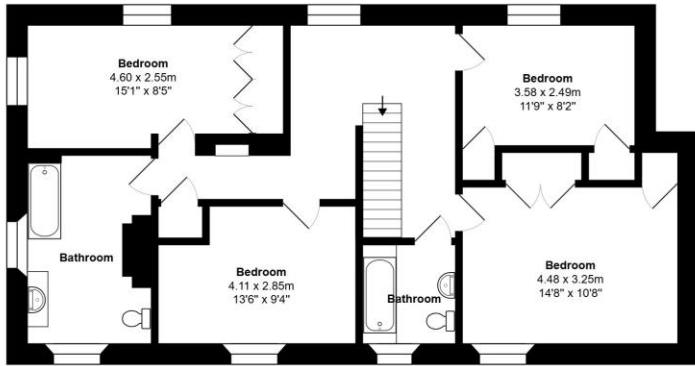
### Directions

From Sherston High Street, head east towards Malmesbury and at the last crossroads, take the right hand turn. The property is found immediately on the right.

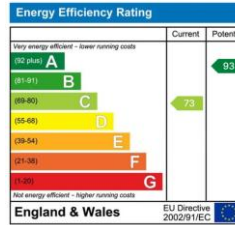
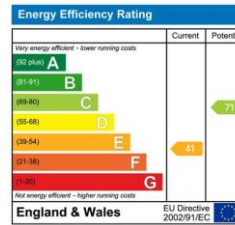
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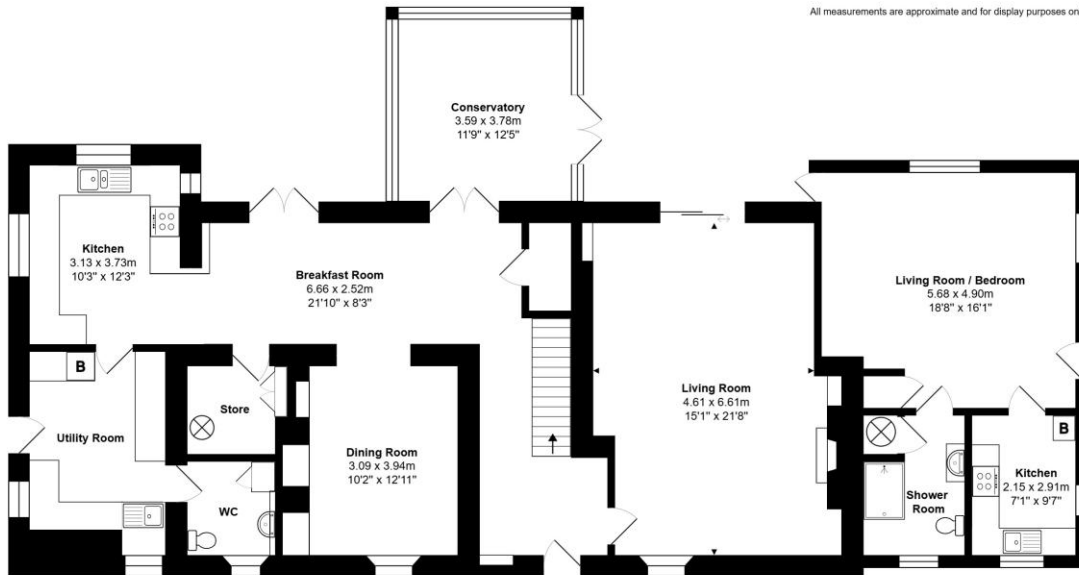


First Floor



Total Area: 262.2 m<sup>2</sup> ... 2823 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



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