



Cuckoo Cottage, 12 Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Detached Cotswold stone period cottage
 Wonderful southerly setting with countryside views
 Impressive kitchen/dining room
 Underfloor heating across the ground floor
 3 reception rooms
 Bathroom and shower room
 5 bedrooms
 Private parking and garage
 Charming garden



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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: 10927906

Guide Price: £895,000

Approximately 1,842 sq.ft excluding garage

'A beautiful detached Cotswold stone cottage occupying a peaceful southerly setting with countryside views'



The Property

Nestled in a tranquil side street within the sought-after village of Sherston, Cuckoo Cottage is a captivating Cotswold stone detached period home with southerly views across the picturesque Avon valley. This characterful property spans approximately 1,842 sq.ft. across two floors and has been thoughtfully extended and improved while preserving its inherent charm. Modern comforts include underfloor heating which warms the entire ground floor.

At the heart of the ground floor is a superb, recently updated kitchen/dining room. This stylish space was fitted by Stonehouse Furniture and features a large island unit with breakfast bar seating and a range of integrated appliances including a fridge/freezer, dishwasher, and induction hob, complemented by a Quooker tap and a larder cupboard. Bi-folding doors spill out to the sunny garden and are a fantastic addition for entertaining as well as every day family life. Adjoining the kitchen is a matching utility room with convenient side access from the driveway and houses an integrated washing machine and fitted storage. A traditional entrance hall leads to three versatile reception rooms. The living room features a cosy

wood-burning stove and double doors opening to the garden. The two additional reception rooms, currently arranged as a snug and a study, are positioned next to a downstairs shower room, offering the flexibility to create a ground floor bedroom suite if required.

Upstairs, a spacious galleried landing provides access to five bedrooms, comprising three doubles and two adaptable single rooms or dressing room options. A family bathroom is also located on this floor.

Outside, the cottage's attractive stone elevations are beautifully adorned with hydrangeas, wisteria, and jasmine. A private driveway to the side provides off-street parking in front of the garage. The garden boasts a desirable southerly aspect as well as delightful views over the surrounding countryside. This thoughtfully landscaped space features a paved terrace, vibrant flower and shrub borders, a well-maintained lawn, and a charming sunken gravelled seating terrace.

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, a very 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. The village has an excellent primary school while secondary schooling locally is also 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 heating and underfloor heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Wiltshire Council Tax Band G.

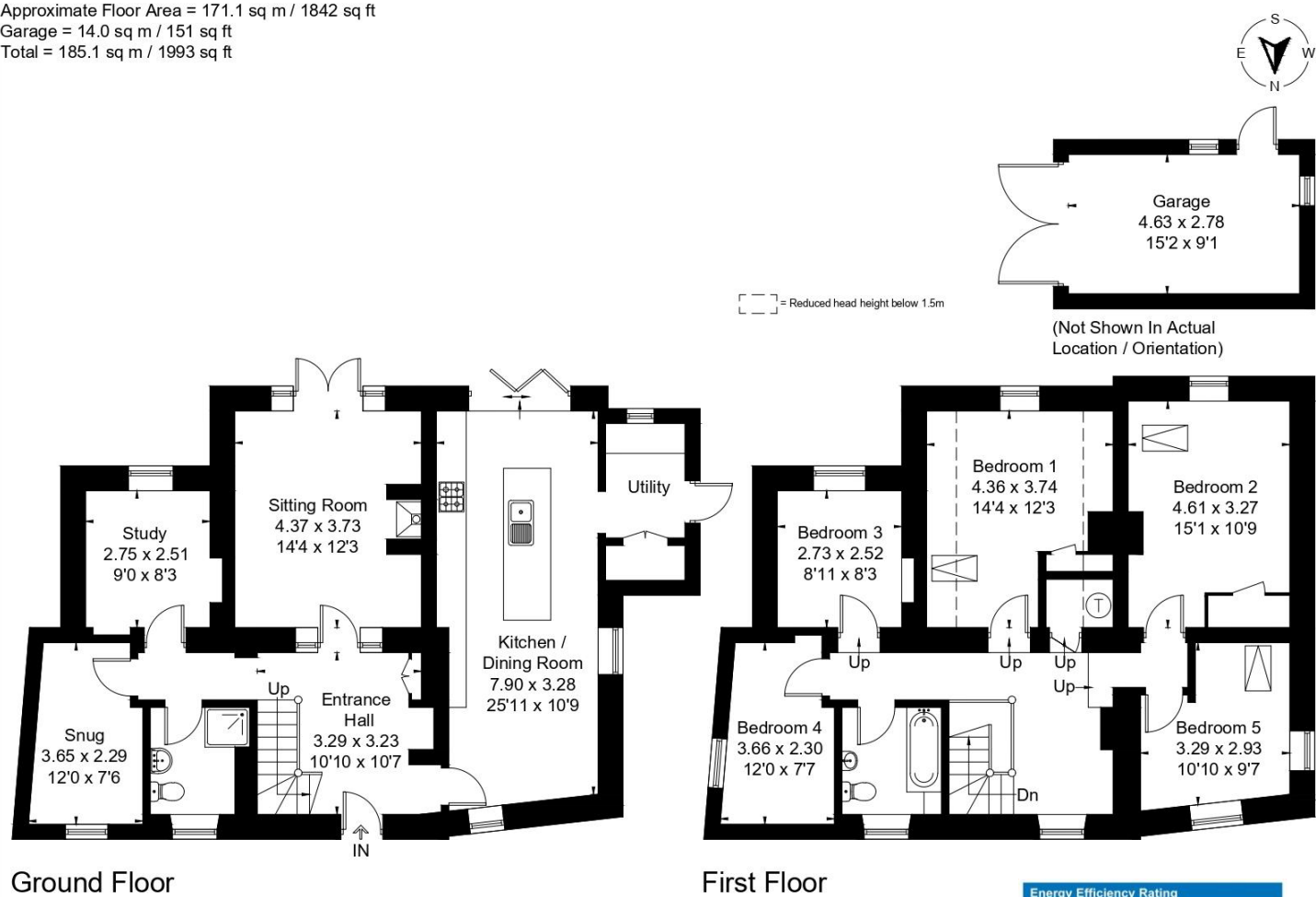
Directions

From the High Street, head east towards Malmesbury, pass the Rattlebone pub and turn right into Noble Street. Follow road down and take the next right onto Grove Road. The cottage is located ahead along the lane.

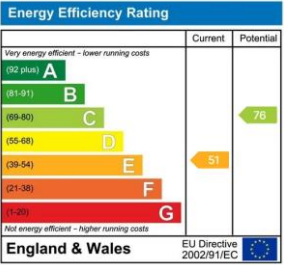
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Approximate Floor Area = 171.1 sq m / 1842 sq ft
Garage = 14.0 sq m / 151 sq ft
Total = 185.1 sq m / 1993 sq ft



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