



JAMES PYLE & CO.



Midway, Gaston Lane, Sherston, Malmesbury, Wiltshire, SN16 0LY

Link-detached modern house
Beautiful upgraded interior
Open plan kitchen/dining/family room
Further living room
4 bedrooms
Driveway parking and garage
Larger than average garden
Sought-after Cotswold village
Easy walking distance to amenities



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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

Price Guide: £595,000

Approximately 1,318 sq.ft excluding garage

'With a stunning interior and great layout, this link-detached modern house has a larger than average garden and driveway parking'

The Property

This beautifully presented, modern link-detached house in Sherston offers a thoughtfully improved interior, ideal for contemporary living. The ground floor showcases a fashionable open-plan layout at the rear, featuring bi-folding doors that seamlessly connect to the garden and fill the space with light.

The heart of the home is the stunning open-plan kitchen/family room, designed for both everyday life and entertaining. The kitchen area boasts a central island unit, perfect for social gatherings, and flows effortlessly into the dining and sitting areas. Convenience is key with a walk-in pantry off the kitchen, alongside a separate utility room and a ground floor WC. For quieter moments, a cosy living room is situated at the front of the property. Upstairs, the property offers four bedrooms and a bathroom which has been refitted as a shower room.

There is great potential to enlarge the property further with planning permission (ref: PL/2025/08891) granted in December 2025. This

permission allows for various extensions, including converting the garage and constructing a two-storey rear addition to enlarge the dining area and the bedrooms above, as well as creating an en-suite bathroom.

Outside, the above-average sized, fully enclosed garden is predominantly laid to lawn with inviting seating terraces. A pedestrian gate offers convenient rear access. To the front, there is driveway parking for two cars, in addition to a single garage which provides handy internal access to the utility room.

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 drainage, water and electricity.

The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 E.

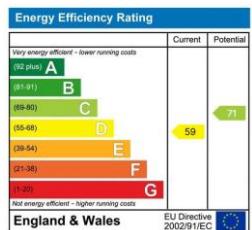
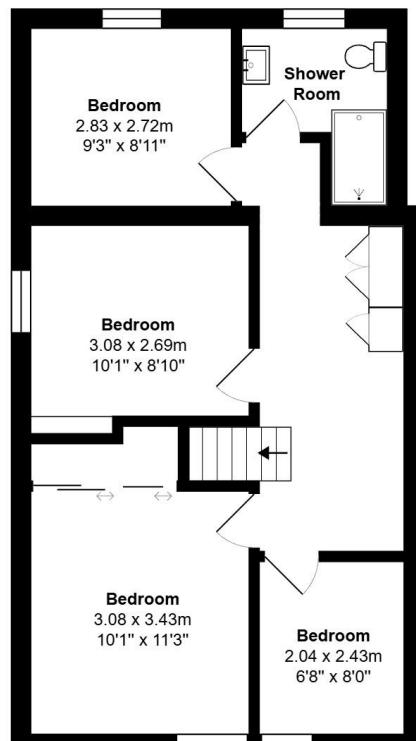
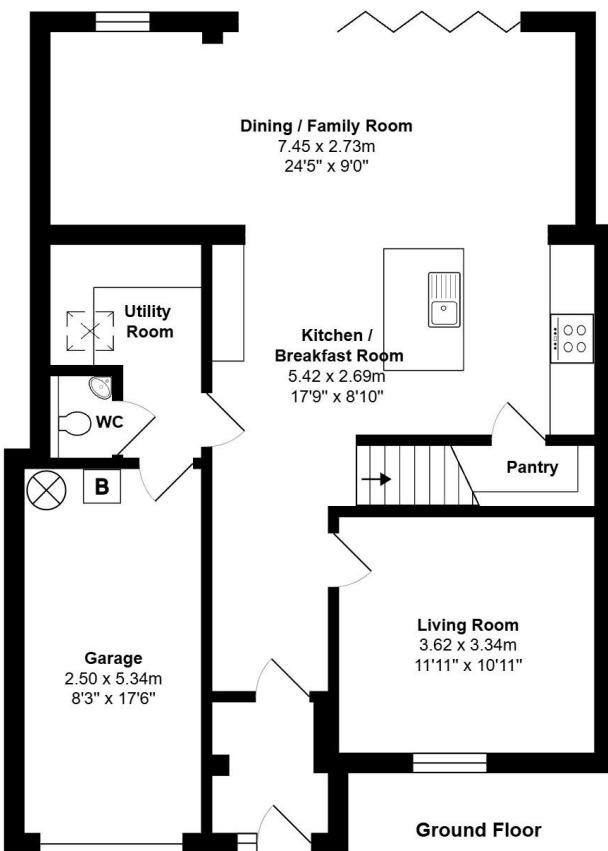
Directions

Entering Sherston from the Malmesbury direction, turn left by The Bridge into Easton Square and follow the road through the bend and take the first left into Gaston Lane to locate the house a short distance along on the left hand side.

Postcode: SN16 0LY

What3words: //outright.height.crunch





Total Area: 122.4 m² ... 1318 ft² (excluding garage)

All measurements are approximate and for display purposes only



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