
JAMES PYLE &CO.
3 Manor Close, Sherston, Malmesbury, Wiltshire, SN16 0NS

Detached modern bungalow
Versatile accommodation
2 bedrooms
Large south-facing garden
Driveway parking and garage
Sought-after village with many amenities
Potential to enlarge, subject to planning
No onward chain

JAMES PYLE &Co.

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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: £485,000

Approximately 802 sq.ft including garage

A detached bungalow with a large south-facing garden situated within walking distance of many amenities'

The Property

This detached bungalow is perfectly positioned in a popular residential road in Sherston benefitting from the convenience of village amenities located within easy walking distance. This delightful home boasts an excellent 110ft long south-facing rear garden.

Spanning approximately 802 sq.ft. with an attached garage, the accommodation is arranged over a single level. An entrance hall has convenient internal access to the garage. A spacious living room connects to the modern fitted kitchen with a glazed door to the garden. The bungalow features two bedrooms with built-in storage. The second bedroom offers wonderful flexibility, having been utilised as a second sitting room, with double doors that open directly onto the beautiful garden. The bathroom has been refitted as a shower room. For those seeking to expand, the property presents excellent potential for extending, subject to the necessary planning permissions.

Outside, a driveway provides off-street parking leading to the single garage, which benefits from a rear door offering direct access to the garden. The large south-facing garden is a true highlight, predominantly laid to lawn and adorned with a variety of mature trees and shrubs, creating a tranquil backdrop.

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 heating, mains drainage, electricity and water. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. Please check the Ofcom mobile and broadband checker website for more information and mobile phone coverage. We have been advised by the vendor that asbestos is present in the garage ceiling. Wiltshire Council Tax Band C.

Directions

From the centre of Sherston and The Rattlebone Inn head up Court Street for 1/4 mile and opposite the school, turn right into Strongs Close. Locate the property as the last one on the right before Manor Close.

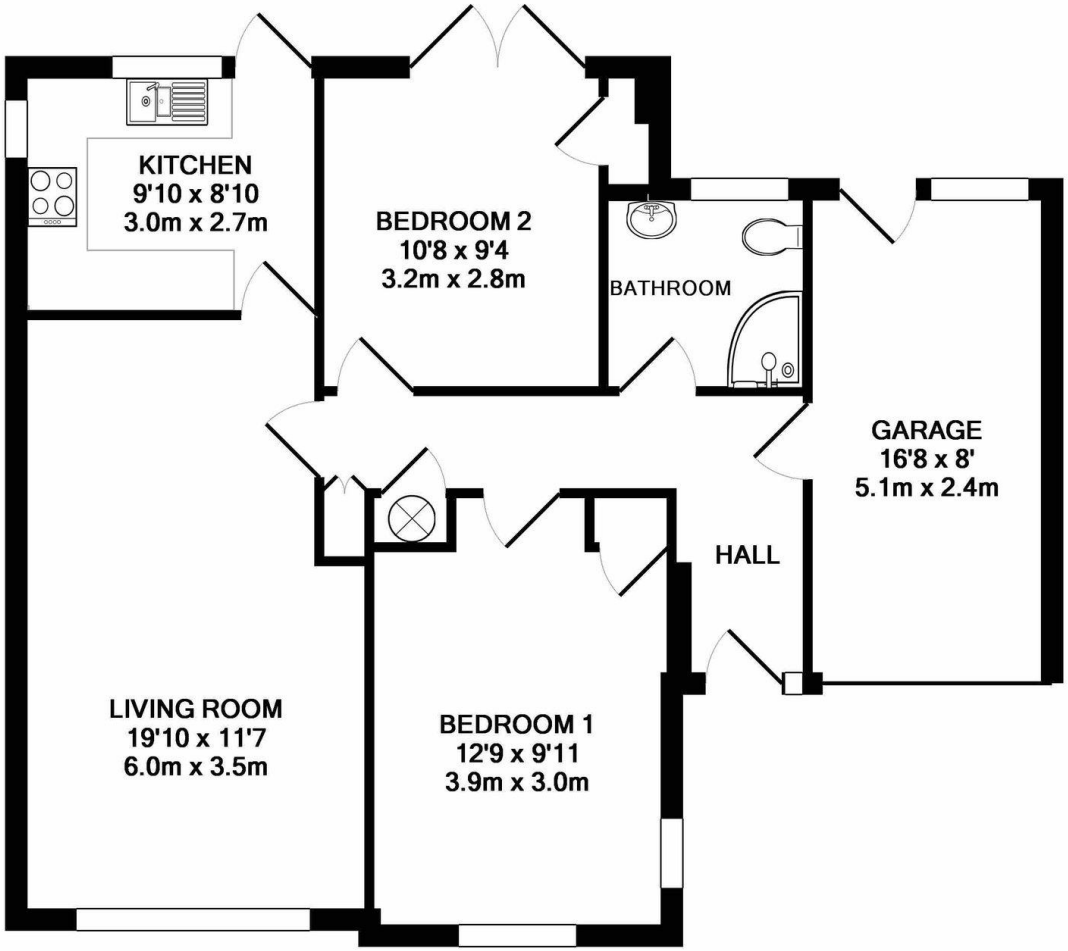
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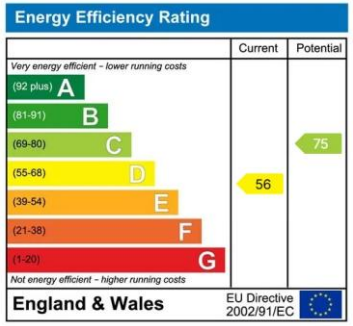












TOTAL APPROX. FLOOR AREA 802 SQ.FT. (74.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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