



JAMES PYLE & CO



24 North End Gardens, Sherston, Malmesbury, Wiltshire, SN16 0NL

Semi-detached bungalow
Large corner plot
10-minute walk from the High Street
Sunny gardens
2 bedrooms
Living room and kitchen
Outbuilding with power
Positioned close to fields
No onward chain



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Price Guide: £295,000

Approximately 571 sq.ft excluding outbuilding

'Located on the countryside edge of the sought-after village of Sherston, a semi-detached bungalow set within a generous corner plot'

The Property

Situated towards the edge of the highly sought-after Cotswold village of Sherston, this semi-detached bungalow occupies a generous corner plot and has a lovely countryside feel positioned adjacent to fields while the High Street is an easy 10-minute walk away. Available chain free ready to move into, property is well-presented and has been recently updated with new double glazed windows.

The cosy accommodation extends to around 571 sq.ft and is light and bright from the south-westerly aspect with large windows. The layout comprises a kitchen, living room, two bedrooms and a bathroom. Externally, there is a garden store which has power and lighting connected and could be converted into a home office/studio if desired.

The lovely gardens are laid mostly to lawn and wrap around the front, side and rear with the

latter enjoying a sunny south-facing aspect. On street parking is easily available within the close. The large plot allows for potential to extend the accommodation and possibly for a driveway to be created, subject to planning.

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 electric storage heaters, 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 C.

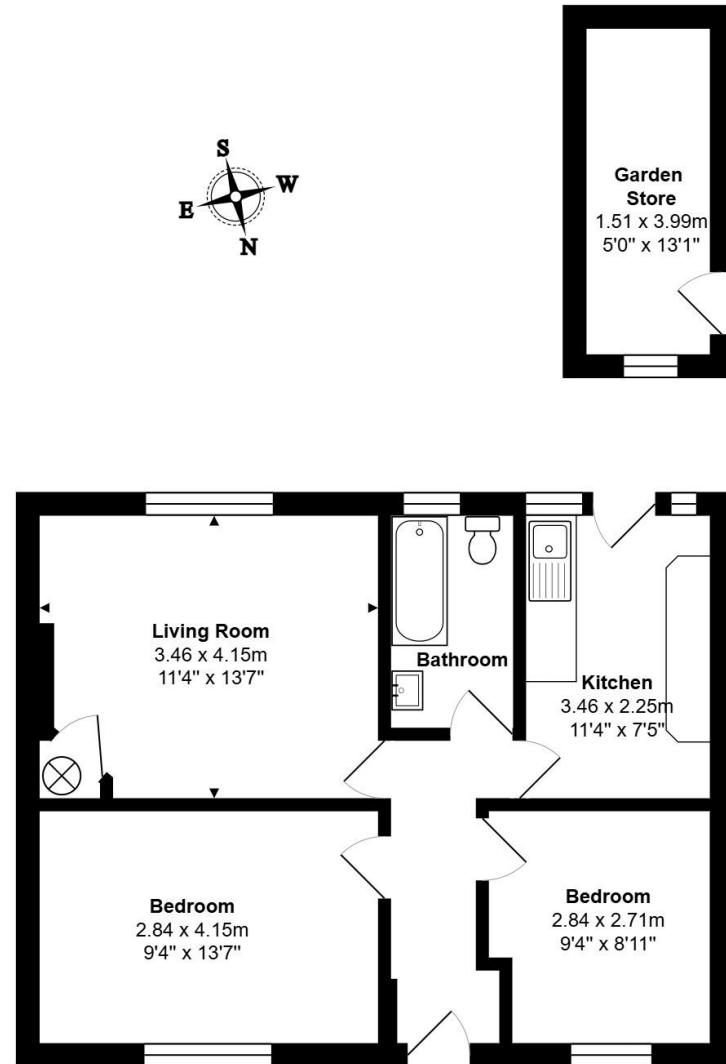
Directions

From the High Street, head towards Malmesbury and after the church, take the left hand turn onto Sandpits Lane. Follow the road to the very edge of the village and locate the property on the left hand side on the turning to North End Gardens.

Postcode: SN16 0NL

What3words: //director.unclaimed.harp



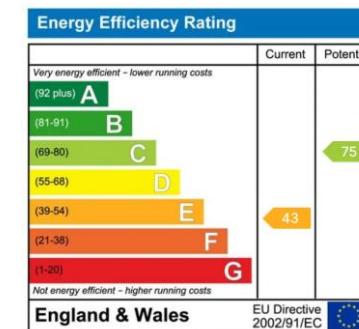


Total Area: 53.1 m² ... 571 ft² (excluding garden store)

All measurements are approximate and for display purposes only

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact.. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)
The Barn, Swan Barton, Sherston SN16 0LJ
01666 840 886 or 01452 812 054



LONDON (ASSOCIATE OFFICE)
121 Park Lane, Mayfair W1k 7AG
0207 0791 577