



**Parsnip Cottage, 3 Gaston Lane, Sherston, Malmesbury, Wiltshire, SN16 0LY**



Detached Cotswold stone period cottage  
 Extended accommodation  
 3 bedrooms and dressing room  
 2 reception rooms  
 Kitchen/dining room  
 Sunny southerly aspect  
 Delightful gardens  
 Private gated parking  
 Easy level walking distance to the High Street  
 Available chain free



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £650,000**

Approximately 1,304 sq.ft

‘A charming detached Cotswold stone period cottage set down a quiet lane just a short level walk from the village centre’

## The Property

Parsnip Cottage is a very pretty double-fronted detached Cotswold stone cottage situated in a lovely side-street positioned close to the centre of the highly sought-after village of Sherston with many amenities found within an easy level walk. Benefitting from a sunny southerly aspect, the cottage enjoys plenty of natural light and displays lots of charming character. The cottage has been substantially extended over the years offering around 1,300 sq.ft of accommodation.

The ground floor opens to a versatile reception hall with a downstairs shower room off. A large living room features a magnificent stone fireplace at the focal point complete with wood-burning stove. The kitchen/dining room overlooks the garden with a delightful stable door and is fitted with a range of units and appliances. Meanwhile, upstairs there are three bedrooms (two of which with fitted wardrobes), a dressing room, and a family bathroom fitted as a shower room.

There are pleasant gardens externally with views of the church and a good degree of privacy. The cottage has the great advantage of plenty of off-street parking behind a timber 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 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.

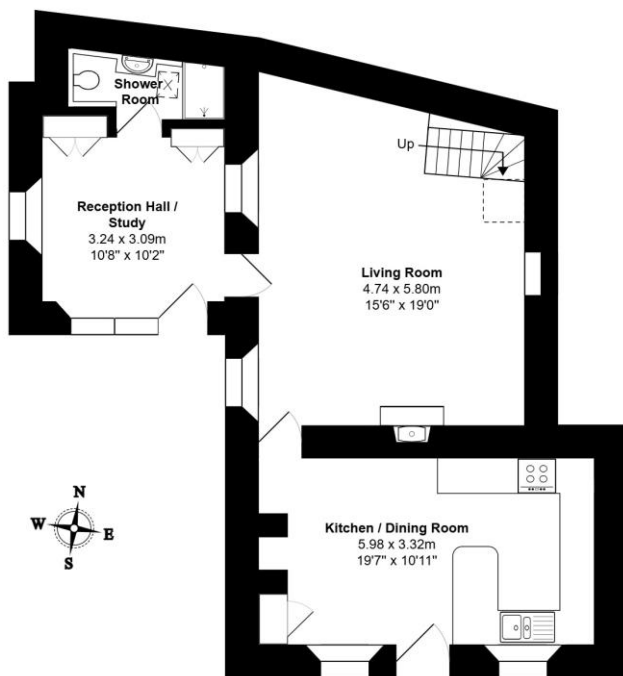
## Directions

From the High Street, head east towards Malmesbury past the Rattlebone Inn and the church to take the right hand turn onto Gaston Lane. The cottage is the last one on the right hand side before Easton Square

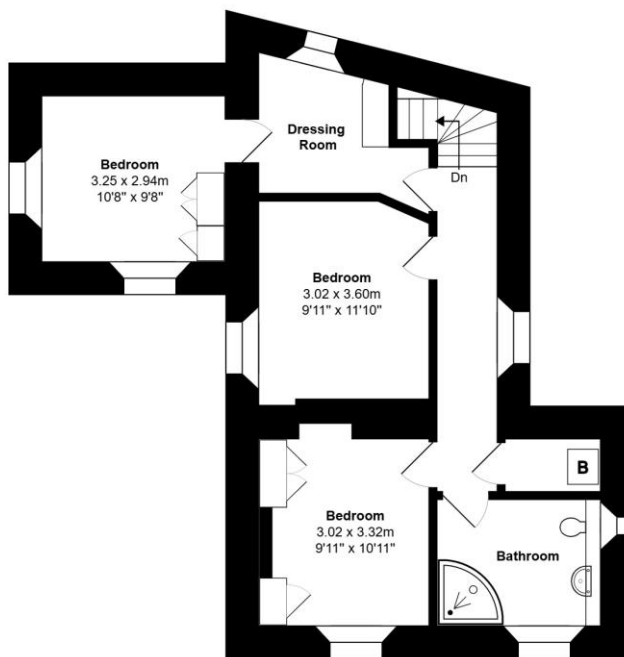
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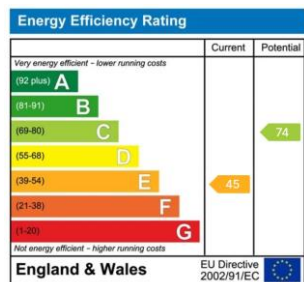
Ground Floor



First Floor

Total Area: 121.1 m<sup>2</sup> ... 1304 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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