

13 Brook Hill, Sherston, Wiltshire, SN16 0NQ

Cotswold stone period house
Fantastic kitchen/dining/family room
4 bedrooms and study
Main bedroom suite with en-suite and
dressing room
Living room with wood-burner
Sunny gardens
Within striking distance of the High Street



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £775,000

Approximately 1,734 sq.ft

‘A substantially extended Cotswold stone period house with sunny gardens and excellent, well-proportioned accommodation’



The Property

This well-proportioned end of terraced Cotswold stone period house is situated within short proximity to the High Street of the ever popular village of Sherston, with an excellent array of amenities all within walking distance. The property has a lovely elevated setting within the village with views towards the water meadows below. Reaching over 1,730 sq.ft, the accommodation has been substantially extended at the rear while the current owners have undertaken various upgrades including installing a new sewage treatment plant and a new external boiler.

Filled with natural light from southerly aspect, the accommodation opens on the ground floor to an entrance hall with fitted storage and a convenient WC off. The living room features a fireplace with wood-burning stove and window seats. The heart of the home lies at the rear, boasting a large open plan kitchen/dining/family room. The kitchen is fitted with traditional timber style units and has a Smeg range cooker. To the side, there is a useful separate utility

room. On the first floor there are four bedrooms and a family bathroom which is fitted with both a bath and shower unit. A versatile study can be utilised as an occasional bedroom and provides access to the top floor. With magnificent exposed beams, the main bedroom suite occupies the entire top floor comprising a generous bedroom, en-suite shower room, and dressing room.

The sunny gardens benefit from the sun all day and are arranged into two areas. Adjoining the kitchen stable door, there is a low-maintenance garden ideal for dining outside, laid with artificial lawn and screened by beech hedging. Steps lead up to a further elevated garden area which has a seating terrace perfectly positioned to enjoy the views. On street parking is easily available just opposite the cottage in addition to the High Street a moments walk away.

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

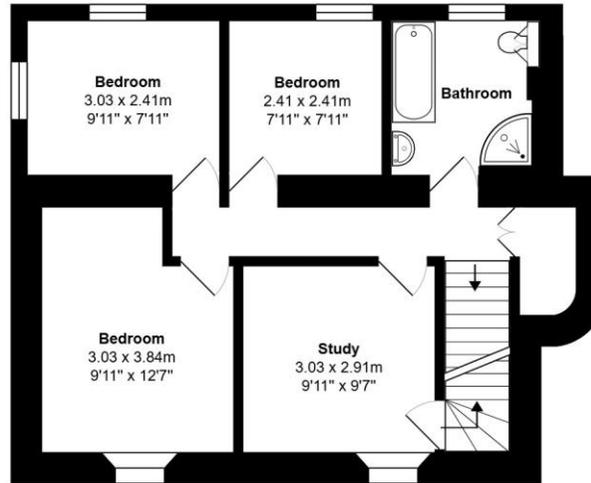
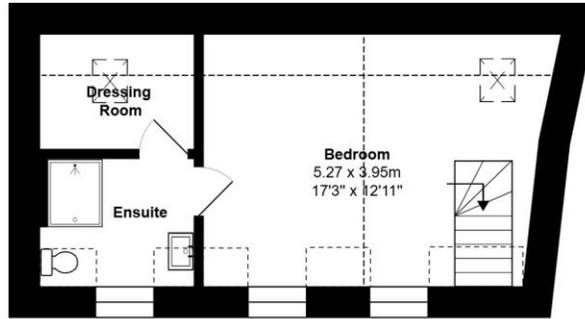
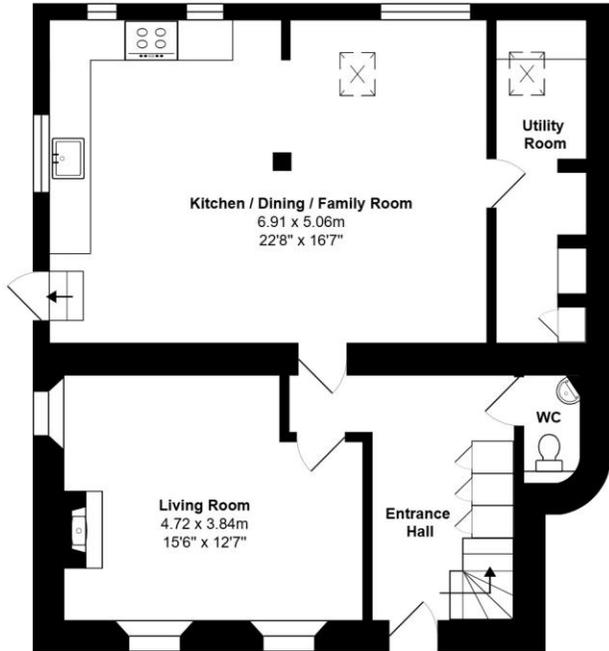
The property is Freehold with oil-fired heating, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Wiltshire Council Tax Band F.

Directions

From the High Street, head west towards Luckington onto Brook Hill. Descend the hill to locate the property on the right.

Postcode SN16 0NQ
What3words: ///relate.exhaling.kick





Total Area: 161.1 m² ... 1734 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 77 |
| (55-68) | D | 57 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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