



hunter
french

7 Noble Street, Sherston, Wiltshire, SN16 0NA

A rare and exciting opportunity to acquire this three-bedroom period cottage, situated in the highly sought-after village of Sherston. Offered to the market with no onward chain, the property presents an excellent opportunity for modernisation and personalisation.

This charming cottage is positioned on Noble Street, a peaceful location in the very heart of the Cotswold village of Sherston. Full of character, the property retains a wealth of period features and offers a fantastic opportunity for a new owner to refurbish throughout.

The accommodation begins with an entrance lobby leading into the sitting room. This cosy space showcases exposed beams and an impressive exposed stone chimney breast with a beam mantel and wood burner installed. Cottage-style windows to the front provide a lovely amount of natural light, while to the rear of the room stairs rise to the first floor and a doorway leads through to the kitchen.

The kitchen and dining area offer a generous space with ample room for a dining table and chairs, along with a range of wall and base units arranged around a Rayburn. There is an integrated electric hob, as well as space for the usual collection of freestanding white goods. A stable door provides access to the rear garden. Leading from the kitchen is the main bathroom, fully tiled and fitted with a bath with shower over, wash basin, WC, and heated towel rail.

On the first floor are two bedrooms and a landing with a cupboard housing the hot water cylinder. The principal bedroom is a comfortably sized double room with useful built-in storage over the stairs, while the second bedroom is a single room overlooking the rear garden. A further staircase within the second bedroom rises to the second floor, which opens into a well-proportioned third room.

Externally, the property benefits from an easily maintained front garden, accessed via a couple of steps leading up from the lane. The rear garden is accessed via a pathway from the back door, opening into a pleasant space mainly laid to lawn and enclosed by stone walls and fencing. A variety of trees and shrubs offer excellent scope to create a delightful outdoor area, and there is a wooden shed with the oil tank positioned alongside.



The property is understood to be connected to mains water, drainage, and electricity. Heating is fired by oil. Council Tax Band D (Wiltshire Council). The property is freehold.

EPC Rating: E (43).

Sherston is a charming Cotswold village located approximately five miles from the market towns of Malmesbury and Tetbury, on the edge of the Wiltshire/Gloucestershire border. The village has a strong community spirit and an excellent range of amenities for its size, including a well-attended parish church, highly regarded primary school, renowned public house, village store with post office, and doctor's surgery.

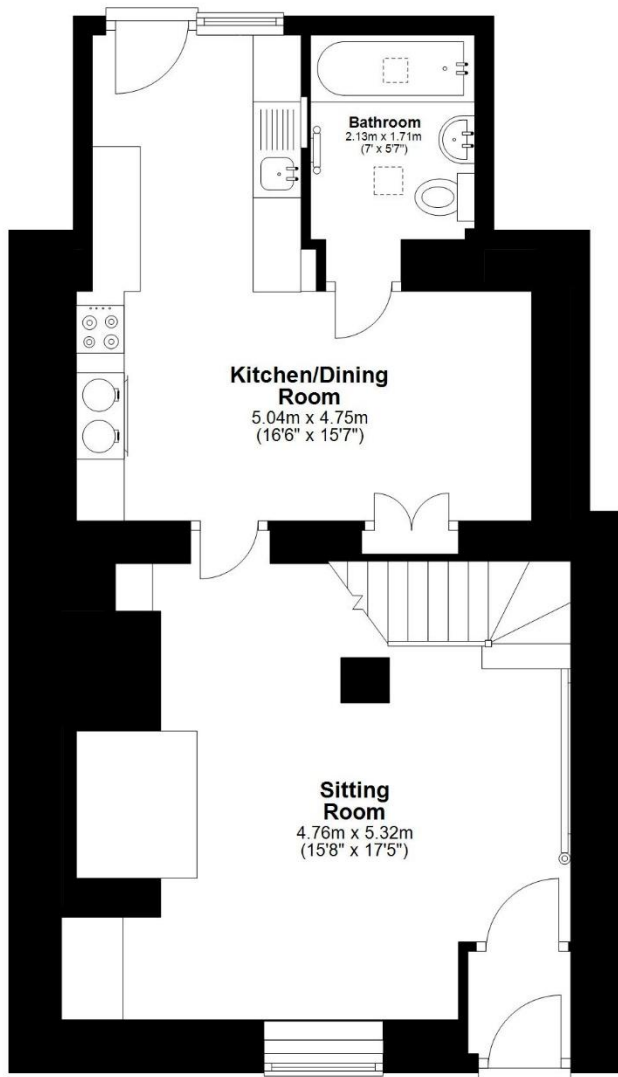
Sherston is conveniently positioned for commuting to Bristol, Swindon and Bath, with access to the M4 motorway at Junctions 17 and 18 within approximately 10–15 minutes' drive. Mainline rail services operate from Chippenham and Kemble, providing direct links to London Paddington in approximately 90 minutes.

Guide Price £335,000



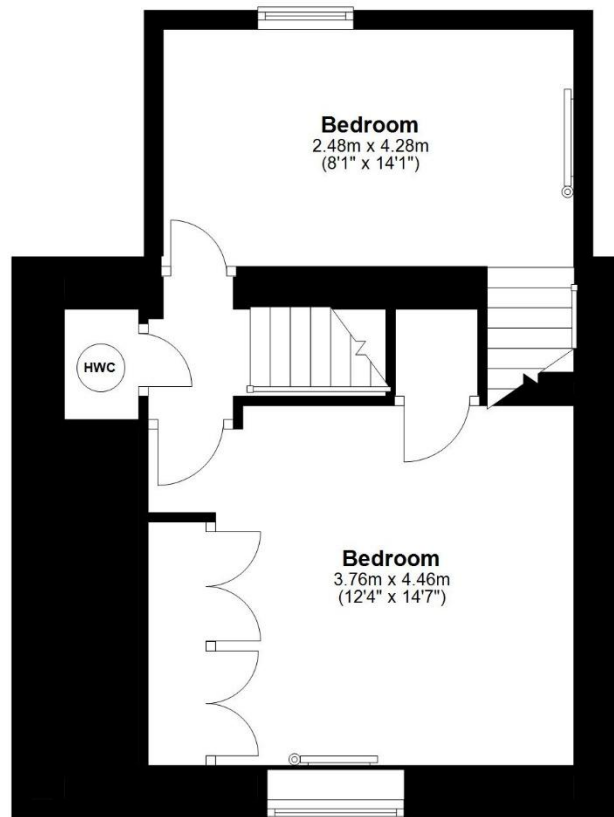
Ground Floor

Approx. 50.4 sq. metres (542.3 sq. feet)



First Floor

Approx. 37.8 sq. metres (407.3 sq. feet)



Second Floor

Approx. 24.0 sq. metres (258.1 sq. feet)



Total area: approx. 112.2 sq. metres (1207.7 sq. feet)