



JAMES PYLE[®]



15 Thompsons Hill, Sherston, Malmesbury, Wiltshire, SN16 0NE

Grade II Listed detached cottage
Outstanding 0.65 acre plot
Quiet edge of village setting
Scope to modernise
2/3 bedrooms
3 reception rooms
Impressive vaulted kitchen
Mature gardens and orchard
Walking distance of the High Street
No onward chain



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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: 08184953

Guide Price: £795,000

Approximately 1,337 sq.ft



‘Situated on the peaceful edge of the village, this very attractive detached period cottage occupies a generous 0.65 acre plot’

The Property

15 Thompsons Hill is an exceptionally pretty double-fronted Grade II Listed detached Georgian cottage situated on the edge of the sought-after village of Sherston. The cottage has the great benefit of large gardens and an orchard extending to approximately 0.65 acres. Constructed in the late 1700s and then later re-fronted in the early 19th Century, the property has beautiful character retained throughout having been in the same ownership for over 30 years and now offers the next owners great scope to modernise and evolve.

The accommodation is arranged over three floors extending to around 1,337 sq.ft. and filled with charm including stone fireplaces, exposed timber beams, and sash windows with shutters. The ground floor includes two traditional front reception rooms plus a dining room at the rear open to the kitchen/breakfast room which has an impressive timber vaulted ceiling. There is a cellar below for storage. On the first floor there

are two bedrooms and a generous bathroom which also has a high-pitched ceiling. Currently utilised as an office and occasional bedroom, the magnificent attic room is currently accessed via the principal bedroom and has the potential to create two bedrooms.

Occupying around 0.65 acres, the extensive gardens are a great feature of the property sloping up the valley towards the adjoining countryside to include further areas such as a large orchard. Within the grounds there are various older outbuildings/sheds and there is a carport off the lane providing off-road parking.

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 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 towards Malmesbury and after the Rattlebone Inn, take the right hand turn into Noble Street. Follow the lane all the way to the bottom of the hill, pass over the bridge and take right onto Thompsons Hill. Locate the cottage on the left-hand side.

Postcode SN16 0NE

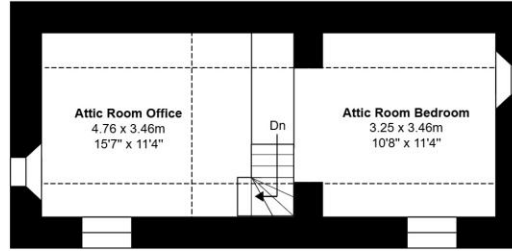
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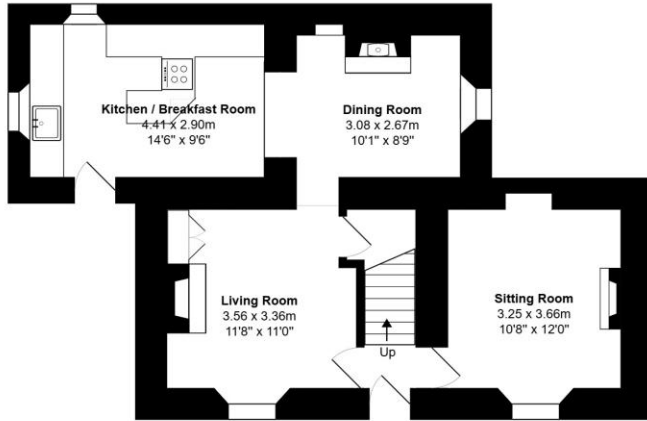


Total Area: 124.3 m² ... 1337 ft²

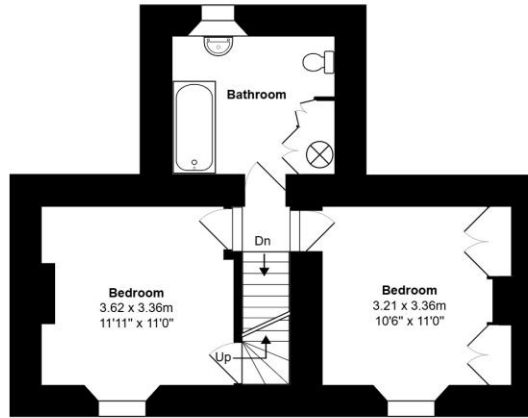
All measurements are approximate and for display purposes only



Second Floor

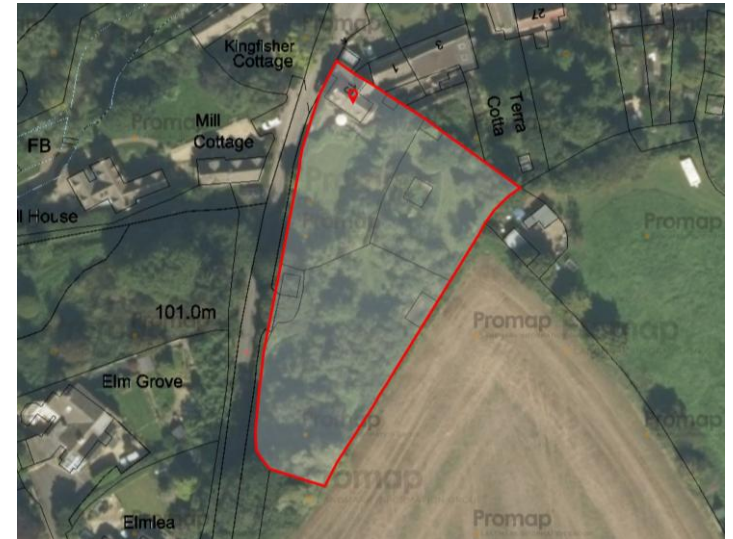


Ground Floor



First Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		66
(39-54)	E		
(21-38)	F	32	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			
		EU Directive 2002/91/EC	



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