



JAMES PYLE & Co.



Ash Tree House, 15 Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Detached individual family house  
Outstanding position overlooking the valley  
4 bedrooms  
Open plan kitchen/dining room  
3 reception rooms  
Bathroom and 2 en-suites  
Double garage and parking  
Wonderful southerly gardens  
Sought-after Cotswold village with  
excellent amenities  
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: 10927906

**Guide Price: £1,200,000**

Approximately 2,491 sq.ft excluding garage

‘Occupying an outstanding southerly position with countryside views, an individually designed Cotswold stone family-house with spacious accommodation, wonderful gardens and double garage’



### The Property

Ash Tree House is a beautifully presented modern home constructed in 2007 with attractive natural Cotswold stone elevations. Offering approximately 2,500 sq.ft. of thoughtfully arranged accommodation over two floors, this desirable property occupies a superb southerly elevated position boasting country views from the rear and is just a short stroll from the heart of Sherston village and many amenities.

Upon entering, there is an inviting entrance hall with a galleried staircase. The ground floor features a front study, a comfortable living room with a corner fireplace and an adjoining sun-filled garden room extension. The dining room has French doors leading to the garden and seamlessly flows into the well-equipped kitchen, creating a desirable and sociable open-plan principal space. The kitchen is complete with an Aga and a central island unit, ideal for both everyday living and entertaining. A separate utility room and a convenient WC are also located on the ground floor. Upstairs, the

principal bedroom suite offers both a dressing room and an en-suite bathroom. A second bedroom also benefits from an en-suite shower room, while there are two additional bedrooms and a family bathroom.

The property is accessed via a shared gravel driveway, providing off-street parking and leading to a double garage. To the rear, the sizable gardens are a true highlight, laid primarily to lawn enjoying a southerly aspect with a variety of established flower and shrub beds. An elevated patio terrace directly accessible from the house offers superb views across the valley, perfect for alfresco dining and hosting. The total plot extends to approximately 0.34 acres and includes a timber-framed store within the garden.

### 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, private drainage, mains water and electricity. The whole property is located within the Cotswold Area of Outstanding Natural beauty and a Conservation Area. Superfast broadband is available. Please check the Ofcom mobile and broadband checker website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

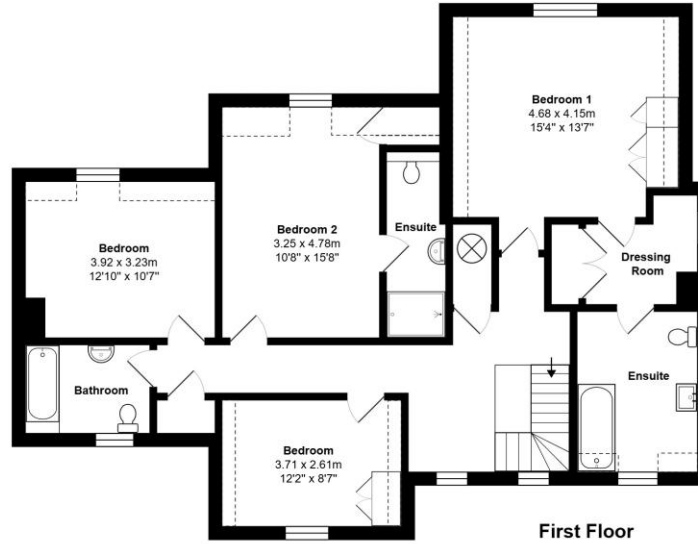
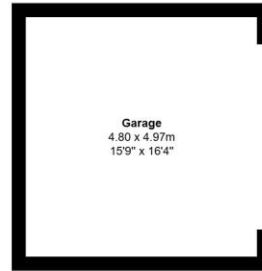
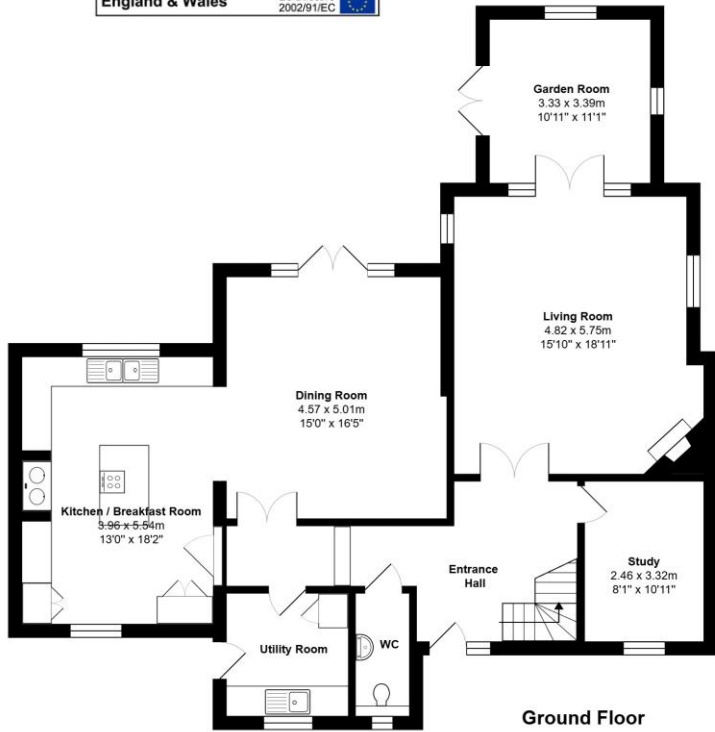
### Directions

From Sherston High Street head towards Malmesbury passing The Rattlebone Inn and then immediately turn right onto Noble Street. Then take the next right into Grove Road to locate the drive entrance to the property shortly after on the left-hand side.

Postcode SN16 0NF  
What3words: ///jungle.squeaking.galloped



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total Area: 231.4 m<sup>2</sup> ... 2491 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



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