



JAMES PYLE^{Co.}



30 Strongs Close, Sherston, Malmesbury, Wiltshire, SN16 0NU

Link-detached modern bungalow
2 double bedrooms
2 reception rooms
Light and bright kitchen/dining room
Bathroom and en-suite
Low maintenance gardens
Garage and parking
Walking distance to amenities
No 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: £525,000

Approximately 1,336 sq.ft excluding garage

‘A deceptively spacious bungalow with garage, parking and easy to maintain gardens, situated within walking distance of the village centre’

The Property

This deceptively spacious link-detached bungalow is situated in a prime residential area of the highly sought-after Cotswold village of Sherston, offering an array of amenities within level walking distance. Enjoying 1,336 sq.ft. of well-maintained accommodation, there is exciting scope for future owners to personalise and update the property, with potential to convert the attic as other homes in the close have done.

The interior is thoughtfully arranged around a spacious entrance hall, complete with convenient cloak storage. A light and bright kitchen/dining room sits at the front, featuring double doors that open to a small front garden area. Adjacent to this, a useful utility room provides an internal door leading into the garage, where power is connected. Towards the rear, a comfortable living room and a versatile study both offer direct access to the rear garden. The bungalow boasts two

generously sized double bedrooms, each fitted with wardrobes. The main bedroom is particularly spacious and benefits from an updated en-suite shower room, while a main bathroom is also accessible from the hallway.

The property benefits from two small, low-maintenance gardens at both the front and rear, perfect for those seeking a private outdoor space to enjoy without extensive upkeep. A gate from the rear garden provides direct access to the private parking space in front of the garage.

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

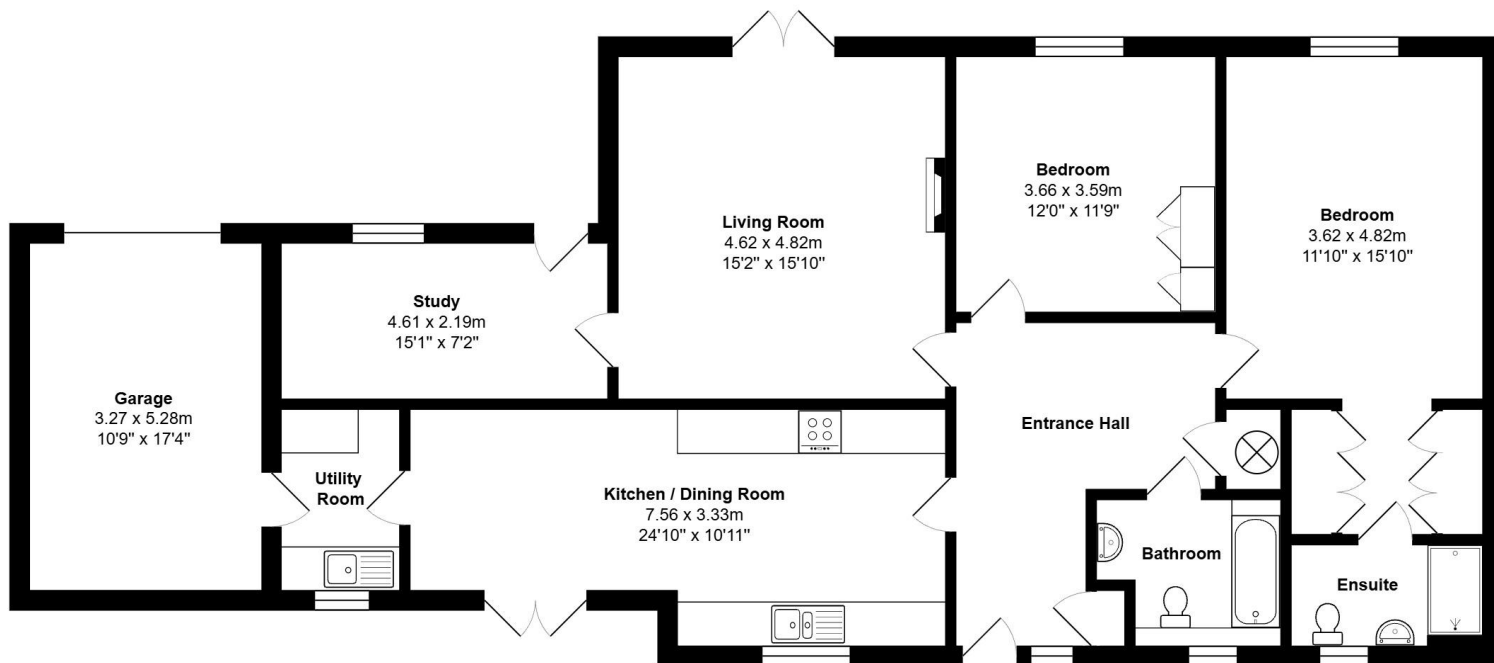
The property is Freehold with electric heating, mains drainage and water. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available. Please check the Ofcom mobile and broadband checker website for more information and mobile phone coverage. Wiltshire Council Tax Band D.

Directions

From the centre of Sherston and The Rattlebone Inn head up Court Street for 1/4 mile and opposite the school, turn right into Strongs Close. Locate the property as the last one on the left before Manor Close.

Postcode SN16 0NU
What3words: ///sanded.rice.masts





Total Area: 124.1 m² ... 1336 ft² (excluding garage)

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		81
(55-68)	D		
(39-54)	E	47	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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