



hunter
french

The Malt House, 24 Silver Street, Sherston, Wiltshire, SN16 0LW

A charming 18th Century stone cottage situated in the heart of the sought-after village of Sherston, accompanied by a mature walled garden.

The Malt House is a charming and unique property nestled into the very popular village of Sherston, just a few steps away from the high street. As the name suggested, it is understood to have formerly been a malt house and dates back to the 18th century. The property now offers well-appointed accommodation arranged across three floors reaching approximately 1463sq.ft.

Climbing a few steps into the front door then leads into the entrance hallway which has a door to the sitting room and stairs that rise to the first floor. The sitting room is a very relaxing space, enjoying a dual aspect, exposed elm floorboards, whitewashed beams and a charming stone fireplace with a flagstone hearth. A door to one corner leads into the second reception room, which again features a dual aspect and a focal fireplace. The kitchen is found on the lower ground floor, accessed from a stairwell in the sitting room. The kitchen is a well-proportioned room with a contemporary range of light grey wall and base units that provide a great selection of storage. There is an integrated dishwasher, fridge, freezer and washing machine, plus space for a freestanding electric cooker. Within the centre of the room is space for a breakfast table and chairs, and French doors open onto a rear courtyard. Beside the kitchen is a cloakroom with a W.C and space for wellies and coats.

On the first floor are three double bedrooms and a shower room. Two of the bedrooms have the enjoyment of views across the surrounding Wiltshire countryside, and all have exposed, whitewashed beams. The shower room comprises a shower cubicle, along with a wash basin set within a vanity unit, and a W.C.

In addition to the courtyard that is accessed from the kitchen, the property is accompanied by a detached walled garden that is accessed via a short passage at the rear of the cottage. This garden is well stocked with a magnificent number of shrubs, cottage garden plants and fruit bushes, along with a lawned seating area created by a collection of arched arbours with climbing plants weaved amongst them.

The garden passage also leads back under the cottage to Silver Street, and within the covered portion is access to a handy storeroom which, subject to the relevant permissions, could be adapted into an office or studio, if desired. The passage does allow for access for neighbouring properties.



We understand the property is connected to mains electricity, water and drainage. The central heating is fired by oil. Council tax band D (Wiltshire Council). The property is freehold.

EPC – F(26).

Sherston is a charming Cotswold village located just five miles from the larger market towns of Malmesbury and Tetbury on the edge of the Wiltshire/Gloucestershire border. There is a great community here and an excellent range of facilities for a village of its size, which include a well attended parish church, a highly regarded primary school, a renowned public house, general store with post office and a doctor's surgery.

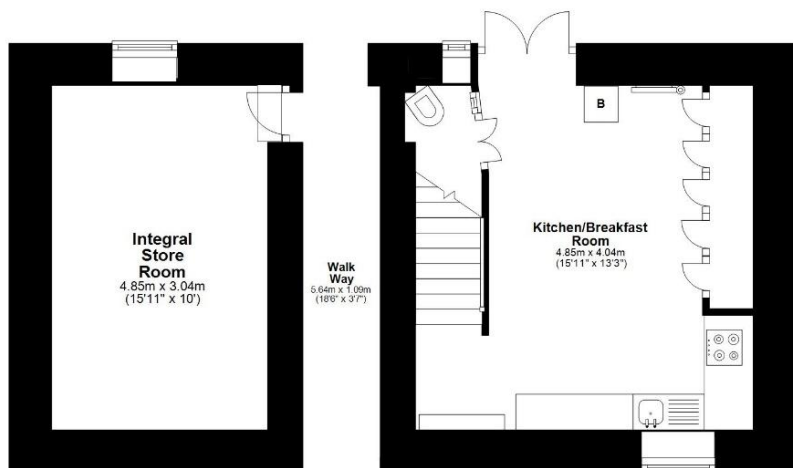
Sherston is convenient for Bristol, Swindon, Bath and the M4 motorway which can be accessed at junctions 17 and 18 both within 10 to 15 minutes drive whilst trains operate regularly from Chippenham and Kemble connecting with London Paddington in approximately one and a half hours.

Guide Price £499,000



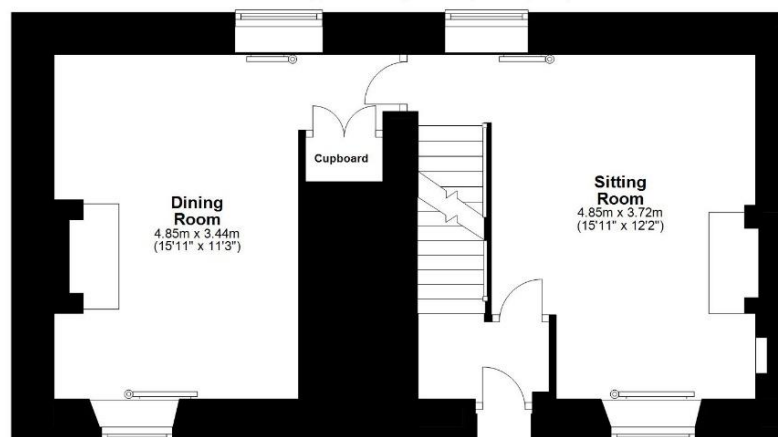
Ground Floor

Approx. 38.6 sq. metres (415.4 sq. feet)



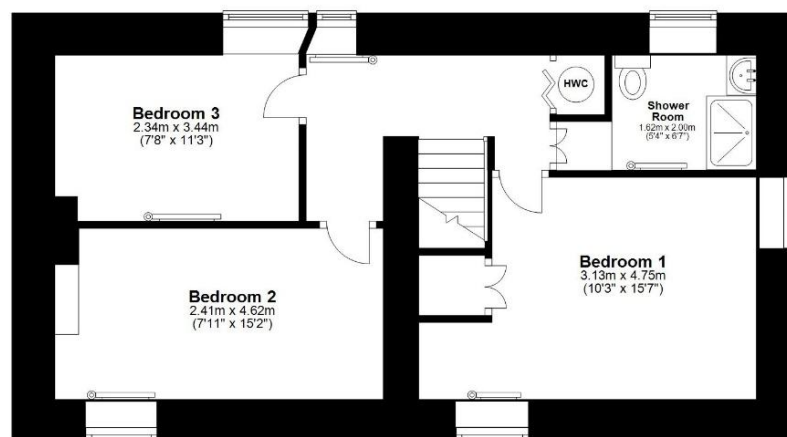
First Floor

Approx. 48.6 sq. metres (523.2 sq. feet)



Second Floor

Approx. 48.7 sq. metres (524.4 sq. feet)



Total area: approx. 135.9 sq. metres (1463.0 sq. feet)

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