

JAMES PYLE &CO.

Rose Cottage, Noble Street, Sherston, Malmesbury, Wiltshire, SN16 0NA

Individual detached bungalow
Extended and upgraded accommodation
Secluded position close to the High Street
2 bedrooms
2 reception rooms
Integrated kitchen
Shower room and utility room
Pretty wraparound gardens
Sought-after Cotswold village

JAMES PYLE &Co.

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NAEA
The Property Ombudsman

The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Guide Price: £475,000

Approximately 913 sq.ft



‘Hidden in a secluded position amongst pretty gardens, an individual detached bungalow with recently extended and refurbished accommodation’

The Property

Rose Cottage is an individually built detached bungalow discreetly tucked away in the centre of Sherston and only a moment’s walk from the High Street and its many amenities. The property has been recently refurbished and extended enhancing its unique appeal and is tastefully finished. In addition to a significant side extension, the electrics and plumbing have all been upgraded. The light and bight accommodation extends to around 913 sq.ft. and is surrounded by pretty wraparound gardens.

The configuration includes a new entrance hall with a convenient utility/WC off. A dining room flows superbly to both a private courtyard terrace and the adjoining kitchen. The newly fitted kitchen is well-appointed with integrated appliances including a dishwasher, oven, microwave, and induction hob, complemented by a walk-in pantry. Bathed in natural light from its southerly dual-aspect, the living room offers a welcoming atmosphere centred around a cosy wood-burning stove. There are two bedrooms both with built-in wardrobes while the bathroom has been updated as a stylish shower room. An inner hallway provides a useful area for a desk beside fitted storage and shelving.

The gardens wraparound the bungalow to include a south-facing lawned area surrounded by vibrant beds and a secluded courtyard style patio terrace, perfect for alfresco dining. A picturesque private path leads to the property, setting it back from the street. On-street parking is readily available on Noble Street.

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 whole property is located within the Cotswold Area of Outstanding Natural beauty whilst the path approach is also within 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 D.

Directions

From Sherston High Street, proceed towards Malmesbury and just after the Rattlebone Inn take the first right hand turn into Noble Street. After a short distance, locate the gateway to Rose Cottage on the left hand side.

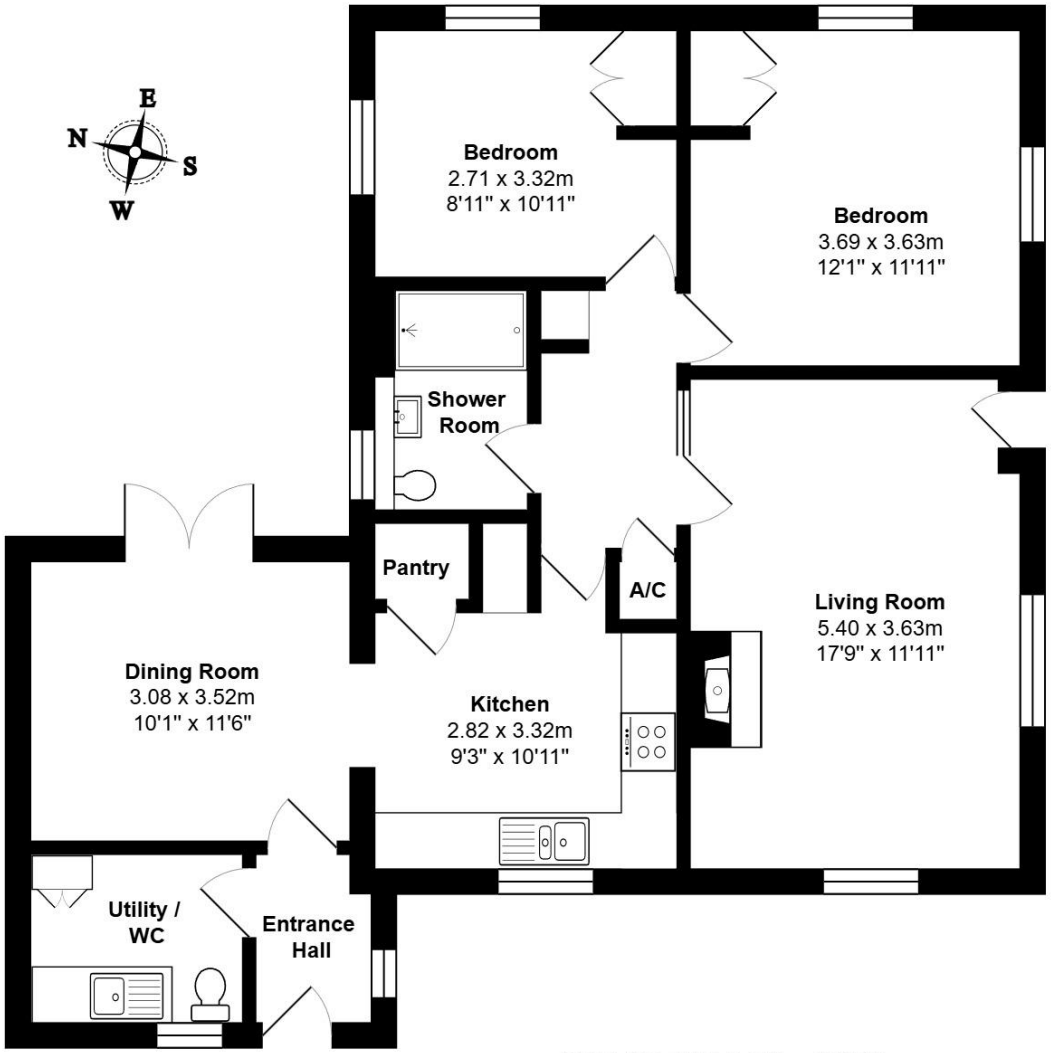
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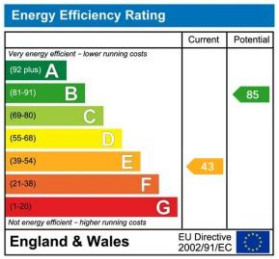






Total Area: 84.8 m² ... 913 ft²

All measurements are approximate and for display purposes only









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