

Little Dormers, Court Street, Sherston, Malmesbury, Wiltshire, SN16 0LL

Detached individual house
Private gated drive and garage
South-facing garden
2 double bedrooms
2 reception areas and a study
Kitchen/breakfast room
Planning permission to extend
Village centre position close to amenities
Overlooking the playing field
No chain

JAMES PYLE &Co.

01666 840 886
jamespyle.co.uk
NAEA
The Property Ombudsman

The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £475,000

Approximately 985 sq.ft excluding garage



‘Situated just off the High Street overlooking the leafy playing field, an individual detached house with garage and parking, plus planning permission to extend’

The Property

Little Dormers is a detached individual property situated within the heart of Sherston just a moments walk from the High Street and many amenities. Enjoying a sunny southerly aspect at the rear, the property also favours a desirable leafy setting at the front looking out to the playing fields. The accommodation was refurbished in 2024 benefitting from new flooring and updated kitchen and bathroom. There is potential to evolve the property further with planning permission granted in June 2024 (ref: PL/2024/03503) for a rear extension and to convert the attic into a bedroom.

The accommodation is arranged over two floors extending to around 985 sq.ft. Entered through a front porch, the ground floor comprises a front kitchen connecting to a sitting room with fireplace and a sun-filled garden room at the rear. There is a study located off the entrance hall and a WC. On the first floor, there are two double bedrooms and the modern fitted bathroom.

The property has the great advantage of a private driveway positioned to the side secured with gates and leads to the garage. The garage has side access in from the garden and power connected. With a desirable southerly aspect, the enclosed garden has been landscaped to lawn and has a good degree of privacy and security.

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, a very 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. The village has an excellent primary school while secondary schooling locally is also 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

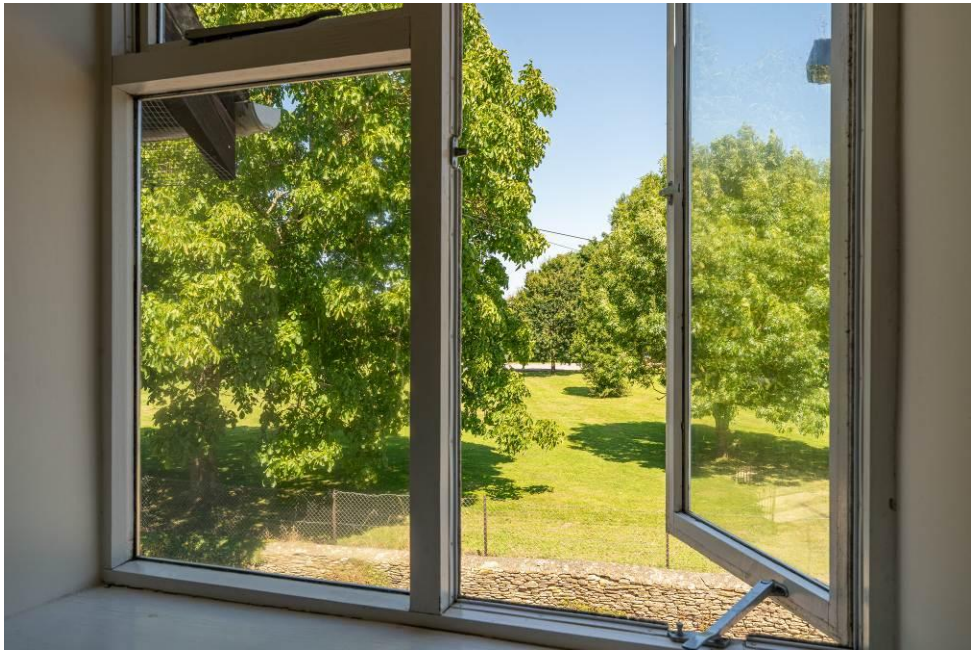
The property is Freehold with oil-fired heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile coverage. Wiltshire Council Tax Band E.

Directions

From the High Street, turn onto Court Street opposite the shop. Locate the property shortly after on the left-hand side opposite the playing field.

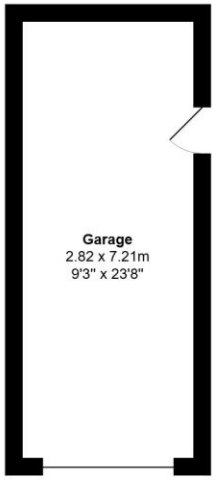
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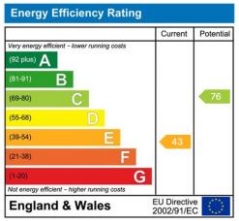






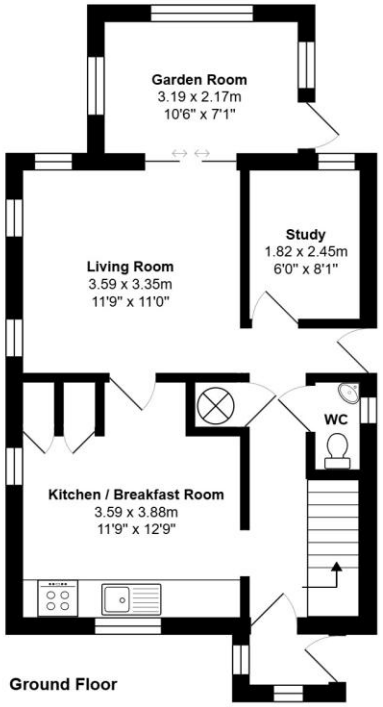


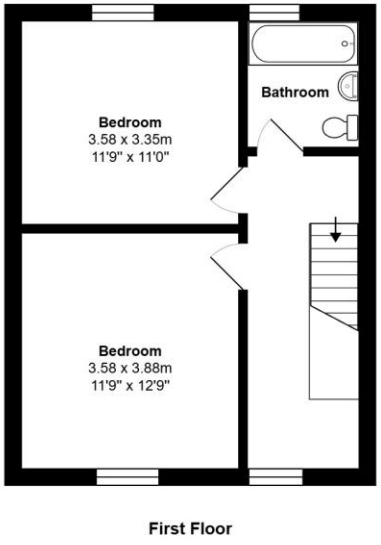




Total Area: 91.6 m² ... 985 ft² (excluding garage)

All measurements are approximate and for display purposes only







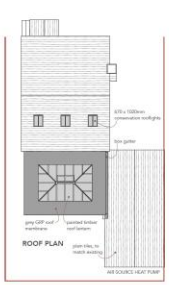


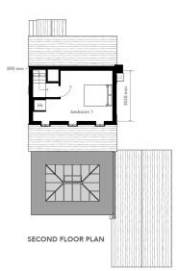




Proposed Plans and Elevations





















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COTSWOLD & COUNTY (HEAD OFFICE)
The Barn, Swan Barton, Sherston SN16 0LJ
01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)
121 Park Lane, Mayfair W1k 7AG
0207 0791 577