



JAMES PYLE & CO.

33 High Street, Sherston, Malmesbury, Wiltshire, SN16 0LH

Cotswold stone terraced house
 Good-size rear garden
 3 bedrooms
 3 reception rooms
 Kitchen/breakfast room
 Garage
 Scope for general updating
 High Street position close to amenities
 Sought-after Cotswold village
 No onward chain



Guide Price: £525,000
 Approximately 1,380 sq.ft excluding garage

‘Situated in the highly sought after High Street in Sherston,
 a delightful period house requiring some cosmetic
 updating, with the rare advantage of a garage and a
 delightful sunny rear garden’



The Property

This attractive Cotswold stone period house is situated in the heart of the sought-after village of Sherston in the highly sought after High Street within a short level walk of its many amenities. The property has been within the same family ownership for 75 years and is one of only a few houses on the High Street which boasts a garage. Another fantastic feature is the delightful rear garden with its sunny aspect catching the evening sun . Internally, the accommodation extends to around 1,380 sq.ft and is arranged over two floors benefitting from good ceiling heights whilst in recent years a fantastic garden room with large lantern light has been added opening to the rear garden. Some cosmetic updating is required but the whole provides a comfortable home in a key location with further scope to extend subject to planning being obtained.

The layout includes around a front sitting room with a fireplace, leading through to a dining room and garden room. The kitchen/breakfast

room has rear access linking through to a utility room and into the garage. There is also access to a useful cellar store. On the first floor there are three bedrooms comprising two doubles and a single alongside a bathroom. The generous sunny westerly garden is abundant with vibrant borders framing the lawn with dry stone walled boundaries.

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

We understand the property is Freehold with electric 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 and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council Tax Band D.

Directions

The property is located on the High Street heading towards Luckington and on the right hand side.

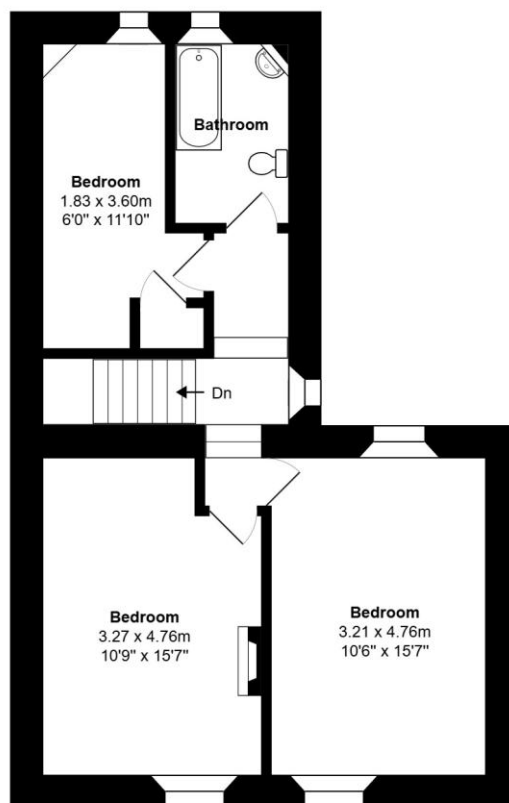
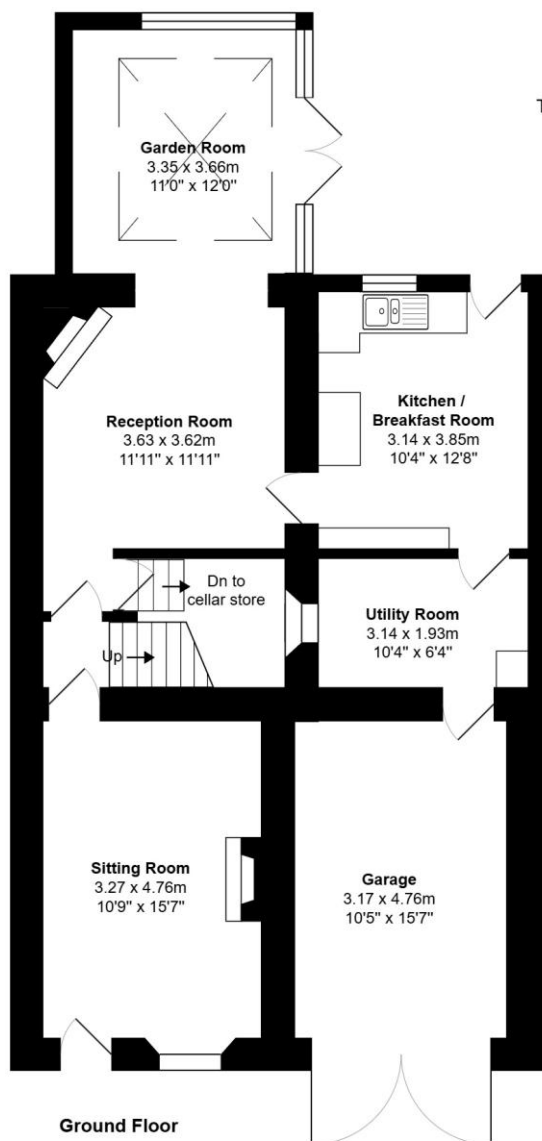
Postcode SN16 0LH
 What3words: ///reputable.tiling.imprinted





Total Area: 128.3 m² ... 1380 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G	13	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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