

5 The Tartars, Sherston, Malmesbury, Wiltshire, SN16 0NT

Link-detached house
Reconfigured accommodation
3 bedrooms

2 receptions and office
Refitted kitchen/breakfast room

Bathroom and en-suite

Good-sized rear garden

Generous private parking

Double garage

Easy walking distance to the High Street



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £629,500

Approximately 1,445 sq.ft excluding garages



‘A reconfigured and upgraded link-detached large 3 bedroom house with ample private parking, double garage and good-sized garden’

The Property

5 The Tarters is a link-detached home set within a delightful corner position in a popular residential close within the highly sought-after village of Sherston. The well-presented accommodation is arranged over two floors and has been updated with new double glazed windows and doors, remodelling and a refitted kitchen.

The ground floor comprises a porch through to an entrance hall which has double doors flowing to the stylish kitchen with fitted breakfast bar, integrated dishwasher, double oven and hob, plus a utility room off. To the rear is a spacious living room with a wood burning stove and double doors to the garden. The reception room has been opened up to a dining room with a separate office beyond. Originally a four bedroom configuration, the first floor are now offers three bedrooms with the remodelled largest one having a dressing area. There is a family bathroom and an en-suite shower room. The former fourth bedroom could be easily reinstated if desired.

To the front of the property the driveway has been extended to accommodate numerous vehicles types in addition to the double garage which has storage above. Thoughtful planting within the rear garden has created a great degree of privacy through the use of evergreens. There is a good-sized lawn, a pergola surrounded seating terrace, a timber shed, and bin storage hidden to the side.

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 oil-fired central heating, mains drainage, water and electricity. Solar Thermal Panels contribute to the hot water system. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 E.

Directions

Approaching Sherston from Malmesbury, turn left just before The Bridge into Easton Town and follow the road into The Tarters to locate the property on the left hand side.

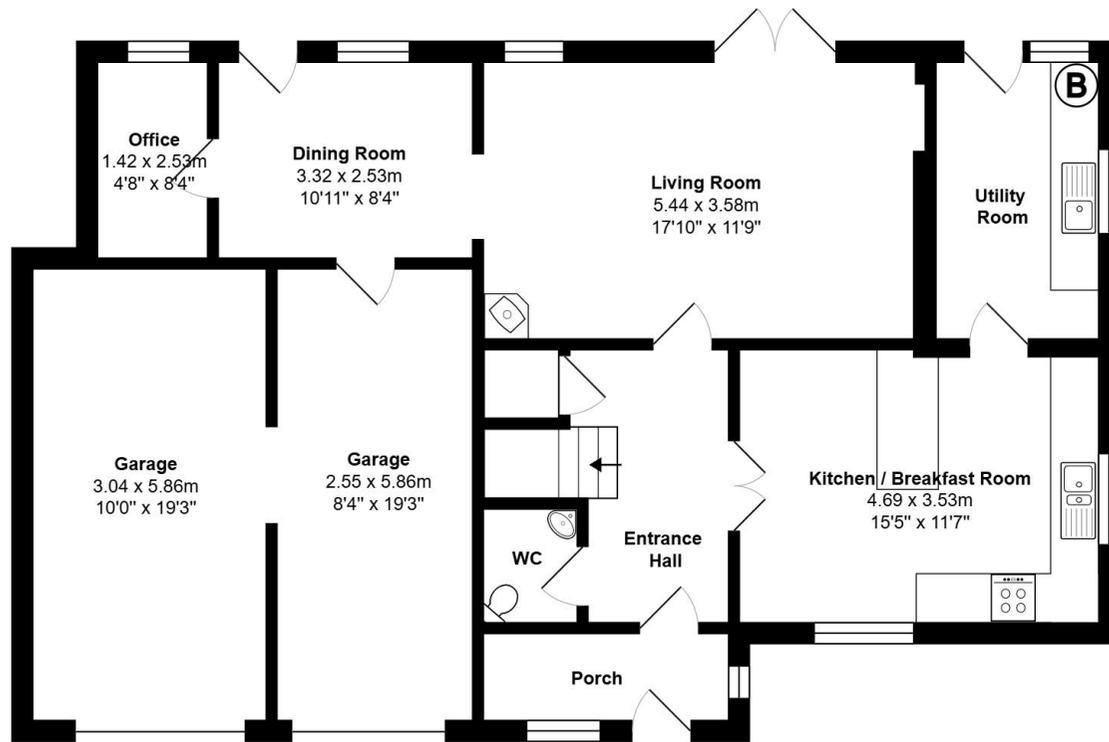
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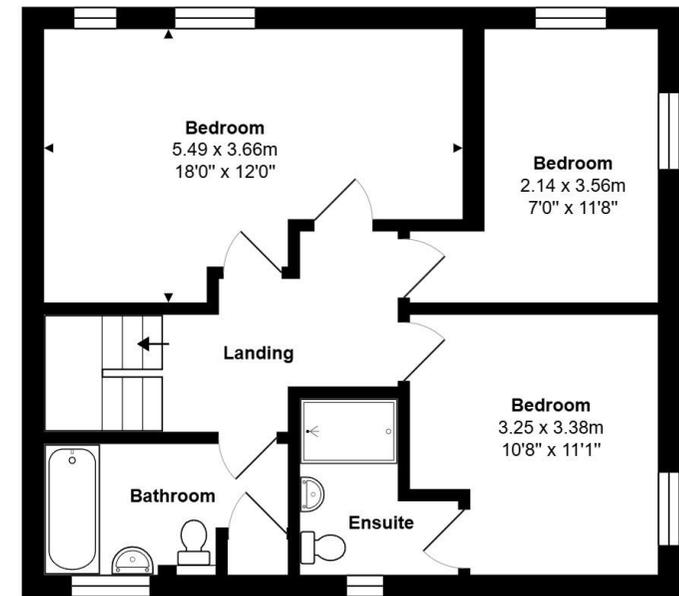




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor



First Floor

Total Area: 134.2 m² ... 1445 ft² (excluding garage)

All measurements are approximate and for display purposes only

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