



Gaston Lane, Sherston
Sherston, SN16 0LY



22 Gaston Lane, Sherston, Wiltshire,
SN16 0LY

Located in a tranquil semi rural setting on the edge of this most desirable village, a beautifully appointed country cottage enjoying magnificent panoramic rural views.

- Spacious Period Cottage
- Interior Arranged Over Three Floors
- Tastefully Presented
- Three Bedrooms
- Bathroom + Wet Room
- Impressive Kitchen Breakfast Room
- South West Facing Garden
- Garage + Driveway
- Stunning Rural Views Over Paddocks
- Thriving & Picturesque Village

Guide Price £525,000



****CHARMING PERIOD COTTAGE**RETAINS A WEALTH OF CHARACTER**THREE BEDROOMS**RURAL EDGE OF VILLAGE**STUNNING VIEWS****

A rare opportunity to purchase a most attractive period cottage located in a tranquil and idyllic rural setting on the edge of this most desirable village, enjoying stunning uninterrupted views from the rear over surrounding countryside. This beautifully proportioned cottage has been sympathetically modernised over recent years however all of the original character and charm has been retained. The interior is arranged over three floors comprising an entrance porch opening into a charming sitting room with wood burning stove, a dining room and a magnificent open plan kitchen/breakfast room with feature vaulted ceiling and a comprehensive range of integrated appliances. A door opens into a utility room and useful wet room. There are two spacious bedrooms and a family bathroom with a freestanding roll top bath and a separate shower cubicle on the first floor. Stairs from the landing rise up to a bright and spacious double aspect master bedroom with built-in wardrobes and a vaulted ceiling. French doors from the kitchen open into a lawned garden enclosed by an attractive drystone boundary wall. The south west facing landscaped front garden is predominantly laid to lawn with a flagstone pathway bordered by well stocked flower and shrub beds. A driveway to the front approaches a detached single garage.

SITUATION

The property stands in a quiet yet convenient setting, allowing easy access for all village amenities. Sherston is a picturesque, character village located some five miles from the renowned market towns of Malmesbury and Tetbury on the edge of the Wiltshire/Gloucestershire border. The early stages of the River Avon meander through the valley below the village which is surrounded by beautiful Cotswold countryside ideal for walking, riding and other outdoor pursuits. Sherston has a thriving community and a good number of facilities for a village of its size, which include a parish church, top performing primary school, nursery school, a renowned public house, large general store/post office and doctor's surgery. Sporting facilities include cricket, football, tennis and French Boule, culminating in a lively tournament hosted in the wide High Street every summer. The village is exceptionally well placed for Bath, Bristol, Swindon and the M4 motorway which can be accessed at junctions 17 and 18 both within 10 to 15 minutes drive whilst fast trains operate regularly from Chippenham and Kemble connecting with London Paddington in approximately one and a half hours.

INFORMATION

Tenure: Freehold

EPC Rating: E

Council Tax Band: D

Mains water, electricity, oil fired heating and mains drainage.

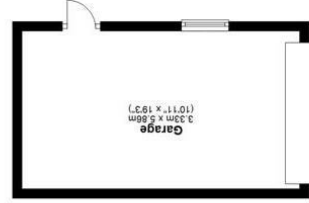


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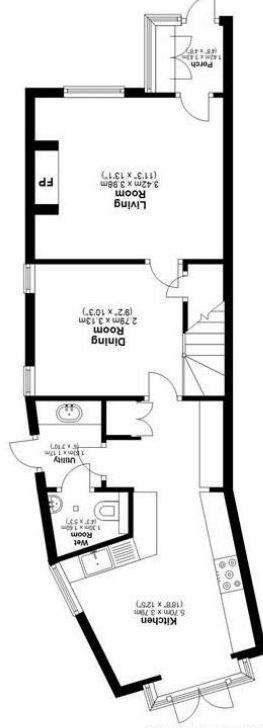
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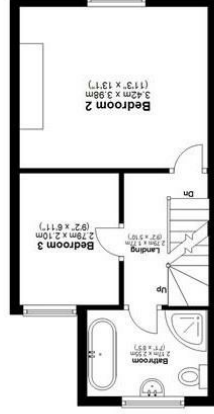
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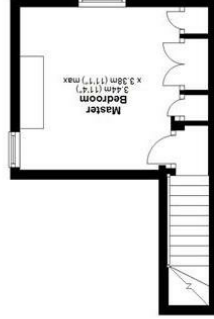
Ground Floor
Main area: approx. 49.9 sq. metres (172.9 sq. feet)
Plus garage: approx. 33.4 sq. metres (114 sq. feet)



First Floor
Approx. 30.0 sq. metres (222.2 sq. feet)



Second Floor
Approx. 16.1 sq. metres (173.6 sq. feet)



Main area: Approx. 90.1 sq. metres (969.7 sq. feet)
Plus garage: approx. 33.4 sq. metres (210.4 sq. feet)