



Ridgeway House, Easton Town, Sherston, Malmesbury, Wiltshire, SN16 0PT

Individual Detached Home
 Rural Edge of Village Location
 4 Double Bedrooms
 2 Receptions plus home offices
 Kitchen/Dining Room
 Stunning views over the River Avon
 Third of an acre grounds
 Landscaped South-Facing Garden
 Double Garage & Parking
 Some minor updating required



Price Guide: £845,000

Approximately 1,779 sq ft

‘Set on the rural edge of Sherston with impressive views over the River Avon and surrounding Wiltshire countryside, this individual 4 bedroom detached home boasts a south-facing garden and double garage’

The Property

Ridgeway House is an individual detached home situated on the rural edge of the sought-after village of Sherston set within an elevated position enjoying impressive views over the River Avon and adjoining countryside. The property sits centrally within a sizable plot of approximately a third of an acre. The well-proportioned accommodation has been extended and remodelled over the years extending in all to 1,779 sq.ft arranged over two floors.

The principal accommodation which requires some minor updating, has been thoughtfully designed to incorporate French doors opening to the rear garden and taking full advantage of the views. There are two reception rooms, the living room of which has a wood burner stove. The fitted kitchen has been remodelled as a kitchen/dining room perfect for modern family living. Off the kitchen there is a snug, utility with side access and a WC.

On the first floor there are four double bedrooms. Two of which have en-suite bath/shower rooms in addition to the family bathroom.

Ridgeway House is set behind a five-bar gate and cattle grid opening to a large tarmac driveway providing parking for numerous vehicles in front of a double garage which benefits from eaves storage over, electricity and water connections. The south-facing garden has been beautifully landscaped tiered with patio terraces and at a large lawn. There are mature shrubs and trees surrounding the gardens providing a great degree of privacy.

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 church, primary school, doctor's surgery, post office & general stores, hairdresser, wine shops and two pubs including 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.

Tenure & Services

The property is Freehold with oil fired central heating, a shared septic tank, mains electricity and water.

Directions

From Sherston High Street, head towards Malmesbury on the B4040 and at the crossroads take the right hand turn towards Hullavington. Follow the lane down the hill and as the road heads up the other side, locate the property on the right hand side. Sat nav postcode SN16 0PT

Local Authority Wiltshire Council

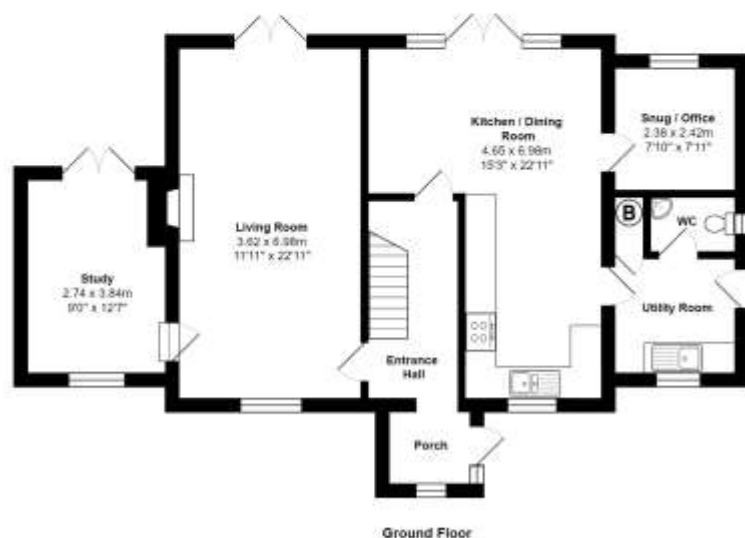
Council Tax Band F £2,840.99



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

Total Area: 165.3 m² ... 1779 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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