

Grade II Listed Period Village House Desirable Village High Street Location Beautifully Renovated & Remodelled High Quality Bespoke Finishes 5 Bedrooms, 3 Bathrooms 3 Receptions Open Plan Kitchen/Dining Room Large 140ft Sunny Garden Outbuilding & Converted Cellar

Approximately 3,838 sq ft



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4 The Old School, High Street, Sherston, SN16 0LH James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £1,750,000

Beautifully renovated and remodelled with high quality bespoke finishes, a substantial Grade II Listed period home occupying a prime position on Sherston's sought-after High Street'



Foresters House is one of the finest Grade II Listed properties found on Sherston High Street occupying a prime position in the very heart of this sought-after village just a stone throws away from amenities. Believed to have been built in 1710, the property was formerly the Foresters Arms Inn and displays a prominent facade with a colour-washed rendered elevation, gabled stone slate roof and an ornately carved stone shell hood above the central doorway. Over the last few years, the property has undergone a stunning renovation and remodelling completed by highly-reputed builders Chappell & Dix. The accommodation has been sympathetically enhanced using exceptionally high-quality fittings including bespoke panelling, joinery and solid flooring whilst retaining much of it's original charm and character.

spans over three floors with a useful converted cellar below and extends in all to around 3,667 sq.ft featuring generously proportioned rooms with high ceilings in the principle part of the

house typical to the era. The ground floor boasts ample living space comprising two front reception rooms, an inner hallway with stairs up, and a magnificent bespoke kitchen open plan to the newly added dining room and adjoining the living room which has bi-fold doors spilling into the sunny garden. On the first floor, there are four bedrooms whilst the top floor has a further double bedroom. The two principal bedrooms have an en-suite shower rooms in addition to a family bathroom located off the landing complete with both a shower and bath. The converted cellar now offers a utility room, wine store and further storeroom.

The large 140ft garden is a notable feature of the property enjoying a sunny south-east facing aspect and a good degree of privacy enclosed by stone walling. The garden has been beautifully re-landscaped with a large patio terrace for outside dining, central lawn bound by vibrant flower bed borders and a further sun The substantial family sized accommodation terrace at the far end. The property has the rare feature of side access from the High Street leading to a detached stone former garage offering versatile potential for a workshop, home office or gym.



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 G £2,546

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

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity.

Directions

Enter Sherston from Malmesbury and proceed through the village passing the Rattlebone Inn. Shortly after along the High Street locate the property on the left hand side. Sat Nav postcode SN16 OLQ

Local Authority Wiltshire Council **Council Tax Band**

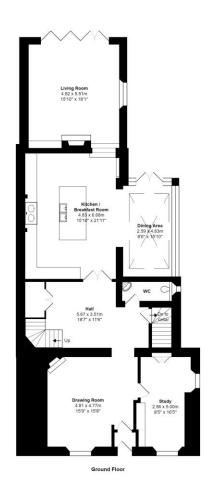


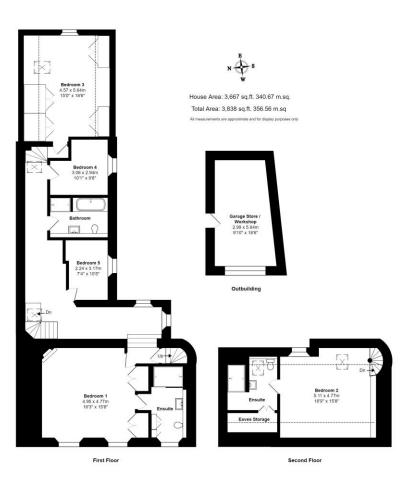


















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