



JAMES PYLE & Co.



Angel Cottage, Cliff Road, Sherston, Malmesbury, Wiltshire, SN16 0LN

Cotswold stone period cottage
 Centre of village close to amenities
 Character and charm
 Refurbished accommodation
 Open plan kitchen and living room
 Double bedroom
 Modern shower room
 Courtyard
 Off-road parking with gated entrance
 No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £275,000

‘Tucked away in the heart of the village close to a range of amenities, this Cotswold stone period cottage has been beautifully refurbished’



The Property

Angel Cottage is a cosy semi-detached period cottage discreetly hidden away in the village centre close to amenities. The cottage has been refurbished and is presented to an excellent standard whilst displaying a wealth of character and charm. Internally, the accommodation is arranged over two floors with the ground floor layout predominantly arranged as open plan comprising a beautifully fitted kitchen with integrated appliances and living room. A downstairs shower room also houses utility appliances. The double bedroom occupies the entire top floor featuring exposed timber beams. Externally, there is off-road parking for one car and a small front courtyard garden bound by Cotswold stone walling. The property is available with no onward chain.

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.

Tenure & Services

We understand the property is Freehold

with electric heating, mains drains and water.

Directions

From the centre of Sherston, head up Court Street (opposite The Rattlebone) and take the first left into Cliff Road. Locate the driveway to the property beside the Congregational Chapel. Sat nav postcode SN16 0LN

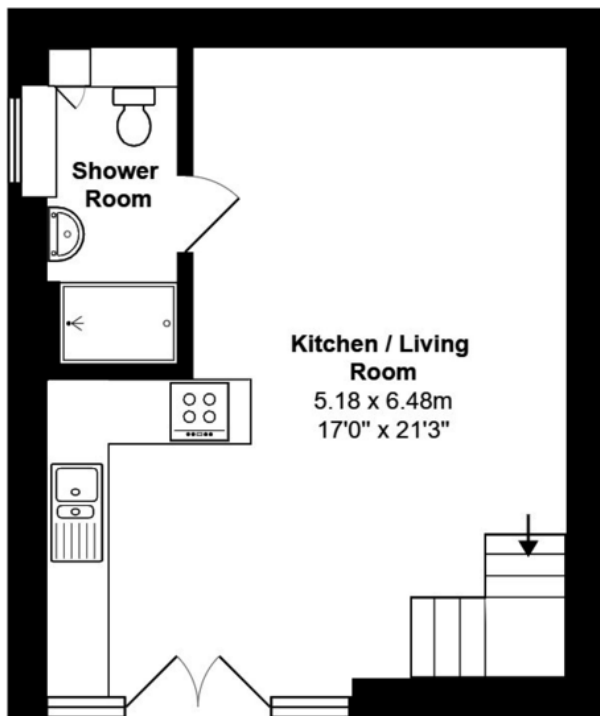
Local Authority

Wiltshire Council

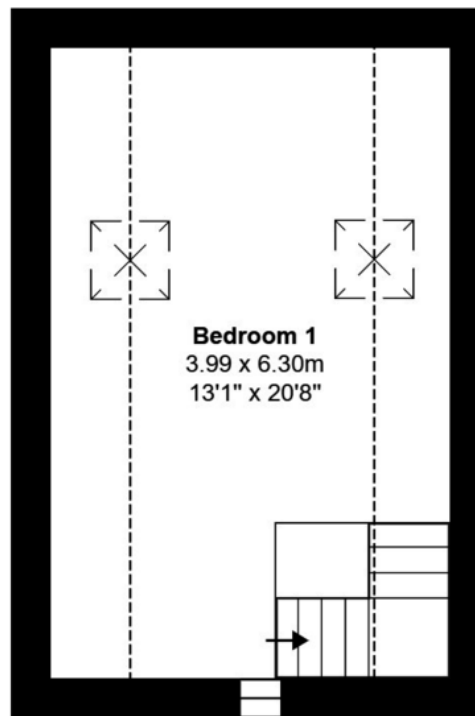
Council Tax Band

B £1,601.52





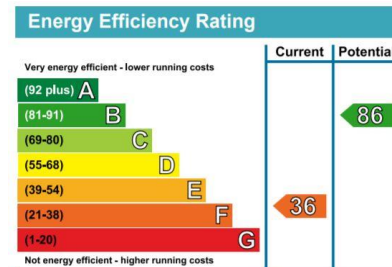
Ground Floor



1st Floor

Total Area: 58.6 m² ... 631 ft²

All measurements are approximate and for display purposes only



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