



JAMES PYLE<sup>Co.</sup>

**14 The Tartars, Sherston, Malmesbury, Wiltshire, SN16 0NT**

Detached modern home  
Backing onto countryside  
Reconfigured and extended accommodation  
3/4 bedrooms, 2 bathrooms  
Principal ground floor accommodation  
arranged as open plan  
South-facing garden  
Ample parking and garaging  
Walking distance to village High Street

Approximately 1,716 sq ft



01666 840 886  
jamespyle.co.uk



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

**Price Guide: £665,000**

## ‘Boasting a fantastic position backing onto countryside with a south-facing garden’

### The Property

This detached modern home is set within a popular cul-de-sac backing onto open countryside enjoying a lovely south-facing aspect over the adjoining rural scenery. The property is well positioned for easy walking distance to Sherston village centre where there is an array of amenities as well as having quick access onto countryside footpaths. The accommodation has been extended, reconfigured, and updated over the years creating an excellent family sized home offering flexible accommodation arrangements to suit various needs. The configuration allows the accommodation to flow from room to room with an excellent feeling of space and is enhanced by fully opening double doors. Arranged over two floors, the accommodation extends in all to 1,716 sq.ft.

The ground floor entrance hall has a beautiful floating step oak staircase up and leads to the recently updated kitchen which has been remodelled as open plan to the dining room. The kitchen is well-equipped with ample fitted units and appliances while a further range of

fitted units within the dining area houses utility appliances. Underfloor heating warms most of the ground floor accommodation. The living room has a wood-burning stove and is open to the conservatory which is an excellent addition for use all year around with the underfloor heating. To the side, there is a versatile further reception room of fourth ground floor bedroom which has an adjoining shower room complete with a luxurious steam room. On the first floor, there are three double bedrooms. The principal bedroom has a large walk-in wardrobe and takes full advantage of the views. The family bathroom is very well-fitted with a separate bath and teardrop shower unit.

The sunny south-facing rear garden backs directly onto countryside and has been newly landscaped with a patio terrace adjoining a good-sized lawn area. At the front of the property, there is a generous amount of private parking in addition to a large garage which has loft storage above.

### 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 oil fired central heating, mains drainage, water and electricity.

### Directions

Approaching Sherston from Malmesbury, turn left just before the Carpenters Arms into Easton Town and follow the road into The Tarters. Take the second left and locate the property on the right. Sat nav postcode SN16 0NT

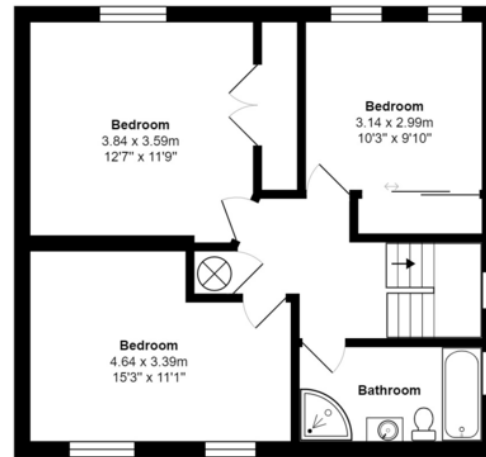
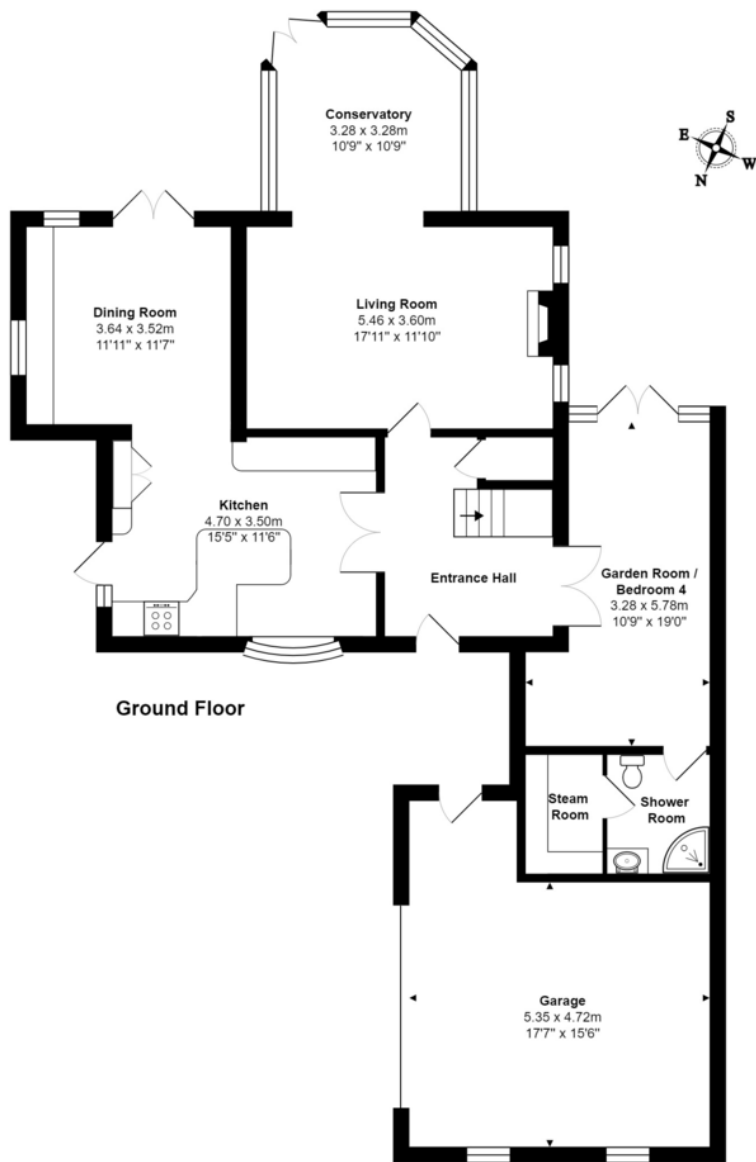
### Local Authority

Wiltshire Council

### Council Tax Band

E £2,517





Total Area: 159.4 m<sup>2</sup> ... 1716 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55   D	70   C
39-54	E		
21-38	F		
1-20	G		



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577