



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



Period cottage  
Conveniently close to village centre  
3 bedrooms  
Bathroom with shower and bath  
Living room with woodburner  
Low maintenance courtyard garden  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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Approximately 1,202 sq ft

**Offers in the region of: £475,000**

‘This charming, quirky cottage is an ideal holiday let or second home located just a short walk to the vibrant village High Street offering plenty of convenient amenities’

### The Property

Corner Cottage is a characterful and deceptively spacious period cottage positioned within a quiet lane just a short level walk to Sherston High Street and an array of amenities. Internally, the cottage offers over 1,200 sq.ft of accommodation arranged over two floors and is filled with natural light through large windows. The ground floor layout includes a large reception room with wood-burning stove and 2-zone electric underfloor heating. An adjoining kitchen is fitted with country style timber units and flagstone flooring. There is a rear lobby with convenient downstairs WC off and access into the enclosed courtyard. Upstairs, there are three bedrooms and a bathroom which is well-equipped with both a roll-top bath and separate shower unit. The rear courtyard garden enjoys a sunny south-east aspect and is fully enclosed by stone walling providing a good degree of privacy and

security. Double timber gates open onto Silver Street which could be used for vehicular access for a small car to utilise the courtyard as parking if desired.

### 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

From the High Street, head towards Luckington and take the right hand turn onto Silver Street. Follow the lane and locate the property on the right on the corner of Cliff Road. Sat nav postcode SN16 0LN

### Local Authority

Wiltshire Council

### Council Tax Band

D £2,059



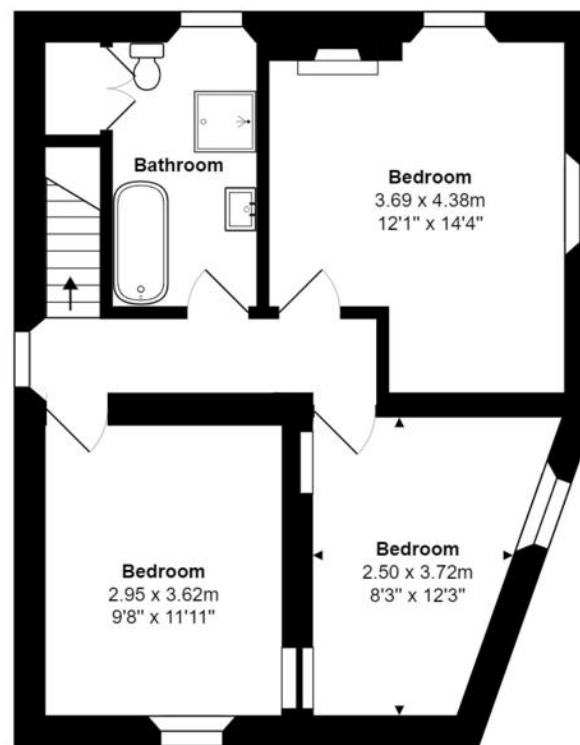




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	44   E	
21-38	F		
1-20	G		



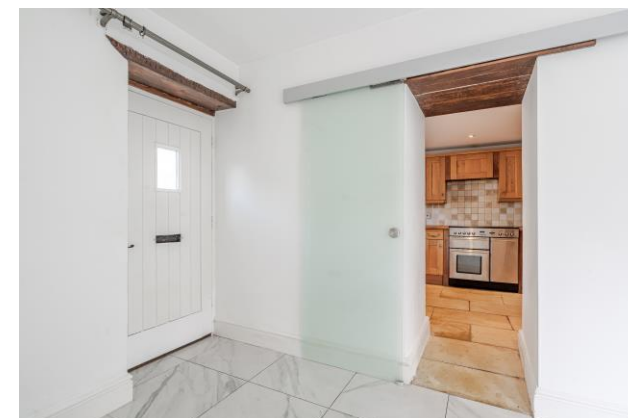
Ground Floor



First Floor

Total Area: 111.6 m<sup>2</sup> ... 1202 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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