



JAMES PYLE & CO

1 Silver Street, Sherston, Wiltshire, SN16 0LW

Extended Cotswold stone period cottage

Beautifully renovated

3 bedrooms

Large kitchen/family room

2 reception rooms

Private off-road parking

Sunny low maintenance garden

Bathroom and downstairs WC

Easy walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price £598,000**

Approximately 1,205 sq ft

‘Situated just off from Sherston High Street, a beautifully renovated Cotswold stone period cottage immaculately presented with a wealth of character’

### The Property

This beautifully renovated Cotswold stone period cottage is situated just off from the High Street within the highly sought-after village of Sherston and in close proximity of many amenities. In recent years, the cottage has been sympathetically extended and refurbished throughout to an exacting standard whilst retaining its charm with a wealth of character.

The immaculately presented accommodation extends in all to 1,205 sq.ft and is arranged over two floors. At the heart of the home is a large kitchen/family room with full width bi fold doors opening to the front, bespoke fitted units with oak worktops, built-in appliances, a range cooker and oak flooring. Adjoining the kitchen is a ground floor WC. There are two reception rooms, one of which with a wood burning stove and a cosy sitting room with exposed beam. On the first floor, a spacious landing has generous fitted wardrobes and

leads into three bedrooms whilst a stylish bathroom features a roll top bath and separate shower unit.

Externally, the cottage is entered through a five-bar gate with off-road parking over a gravelled drive which is a rarity for such a central location within the village. The garden is easy to maintain with a central lawn surrounded by a raised terrace and quintessential pretty cottage flower bed borders. The garden enjoys a good degree of privacy and sun throughout the day.

### 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 and water.

### Directions

From Sherston High Street, head towards Luckington then turn right into Silver Street to locate the property after a short distance on the right hand side. Sat nav postcode SN16 0LW

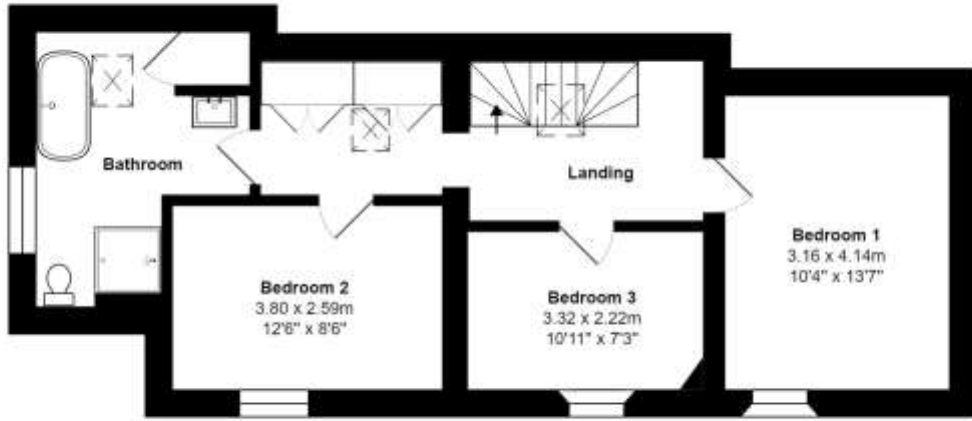
### Local Authority

Wiltshire Council

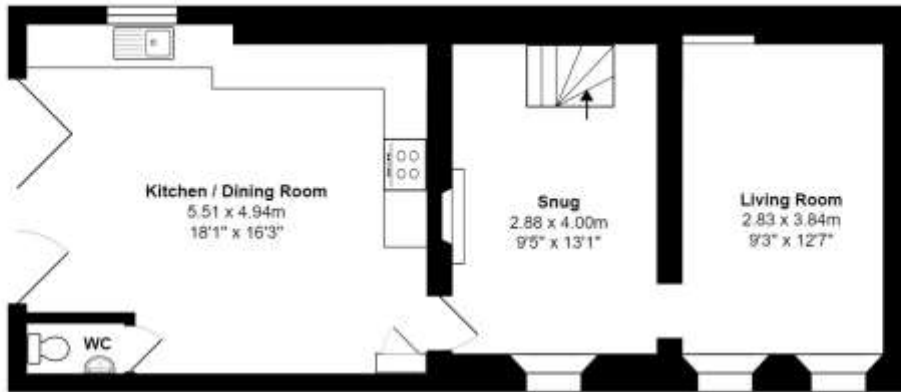
### Council Tax Band

E £2,517





1st Floor



Ground Floor

Total Area: 111.9 m<sup>2</sup> ... 1205 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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