



JAMES PYLE & Co.



Willow Cottage, 1 Sandpits Lane, Sherston, Malmesbury, SN16 0NN



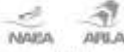
GREEN

Detached period cottage  
Newly redecorated throughout  
Fabulous kitchen/breakfast room  
Living room with wood burner  
Four double bedrooms  
Two Bathrooms

Approximately  
Approximately 1,469 sq ft



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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

**£2,500 pcm**

‘A pretty period detached Cotswold stone cottage located within a short walk of the sought after village of Sherston.’



### The Property

**DESCRIPTION** Willow Cottage is an attractive, detached Cotswold stone cottage located in the heart of Sherston and is within walking distance of the village's many amenities. Renovated in 2019, the cottage is set back from the road and is entered along a pathway through the pretty front garden. Spread over three floors and retaining many period features the property has a cosy living room with a wood burner which leads to a lovely kitchen/breakfast room at the rear of the house. There is a bespoke island with breakfast bar, two ovens, a large 'American style' fridge/freezer, integrated dishwasher and ample space for a dining table. There is a separate utility and downstairs toilet. On the first floor is a double bedroom, with fitted wardrobe and ensuite shower room plus a further 2 double bedrooms and a family bathroom. The fourth double

bedroom, with ensuite toilet, is situated on the 2nd floor, and could also be used as a home office.

Externally, the property has a good sized rear garden, mainly laid to lawn with a small patio. There are also two garages and parking spaces.

**LOCATION** The beautiful and much sought after village of Sherston with its broad High Street and historic stone houses, is conveniently located on the edge of the Cotswolds and has a thriving community and was recently voted as 5th Best Village in which to live by The Times. The village offers many facilities including churches, primary school, doctors' surgery, post office/general stores, hairdresser, wine shops and two excellent public houses together with a host of societies and clubs

offering entertainment and social events for young and old alike. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

### Directions

From Malmesbury, enter Sherston along the B4040 and take the second right hand turn into Sandpits Lane. Locate the property after a short distance on the left hand side just after the Green Lane turning. Sat nav postcode SN16 0NN

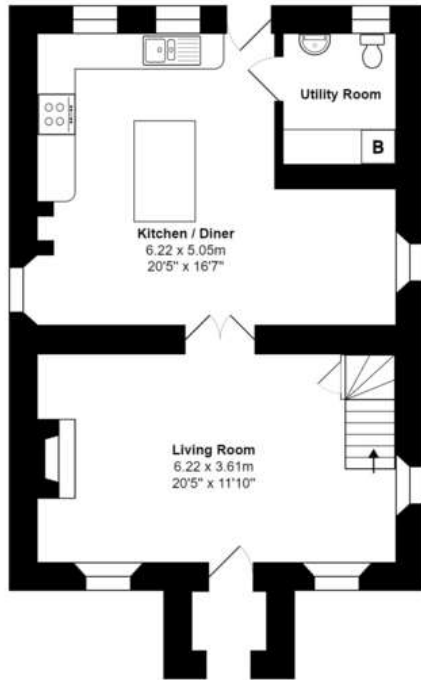
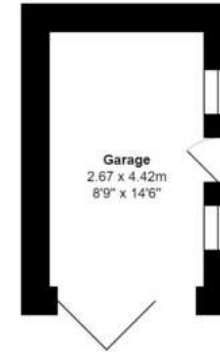
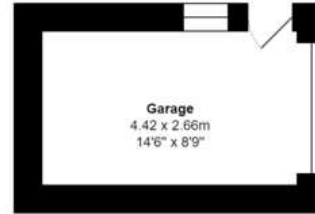
**Local Authority**  
Wiltshire Council

**Council Tax Band**  
E £2,848

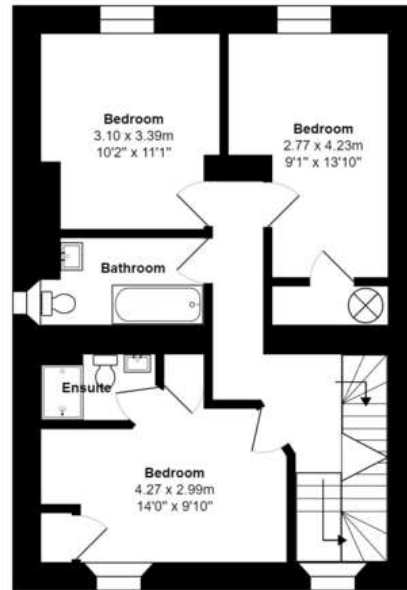


Total Area: 136.5 m<sup>2</sup> ... 1469 ft<sup>2</sup> (excluding garages)

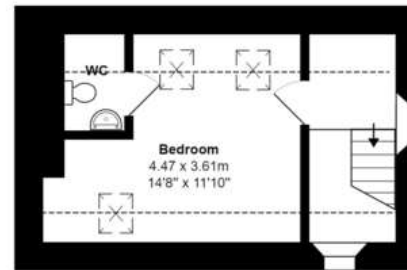
All measurements are approximate and for display purposes only



Ground Floor



First Floor



Second Floor

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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