



JAMES PYLE^{Co.}



22 Gaston Lane, Sherston, Malmesbury, SN16 0LY

Period Cottage in popular village
Lovely countryside views
Two reception rooms
Kitchen/breakfast room
Three Bedrooms
Two Bathrooms
South west facing garden
Parking and garage



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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£2,000 pcm

Approximately 969 sq.ft.

‘An attractive three bedroom period cottage located on the edge of Sherston with fabulous countryside views’



The Property

Located at the end of a quiet street, 22 Gaston Lane enjoys a lovely rural setting with countryside views but is also walking distance to all the local amenities of this popular village. Spread over three floors and retaining many period features the property has a cosy living room with a wood burner, a separate family/playroom room and lovely, light kitchen/breakfast room with vaulted ceiling. There is a separate utility and wet room. On the first floor are two good size bedrooms and a family bathroom with separate shower cubicle. The impressive master bedroom is located on the second floor, with fitted wardrobes and beautiful period beams. Externally, the property has both a front and back garden, the latter being southwest

facing and enjoying wonderful views of surrounding countryside. There is also a private driveway and garage.

Situation

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 Sherston High Street, turn opposite the church into Gaston Lane (by Apples and Pairs) and along the lane and proceed straight over The Tartars and continue down Gaston Lane again to the end and locate the property being the last on the left hand side.

Local Authority

Wiltshire Council

Council Tax Band

D £2,216





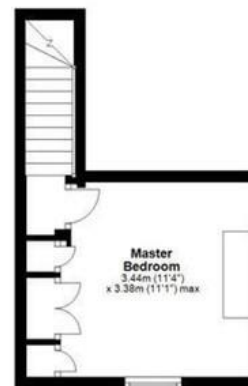
Ground Floor
Main area: approx. 43.9 sq. metres (472.9 sq. feet)
Plus garages: approx. 75.5 sq. metres (819.4 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.2 sq. feet)



Second Floor
Approx. 16.1 sq. metres (173.6 sq. feet)



Main area: Approx. 90.1 sq. metres (969.7 sq. feet)
Plus garages: approx. 19.5 sq. metres (210.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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