



6A Easton Town, Sherston, Malmesbury, Wiltshire, SN16 0LS

£1,200 pcm

Tucked down a private drive just a short walk to the village High Street, this 2 bed detached 'cottage style' modern home has a lovely rural outlook backing onto fields within an individual position.

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4 The Old School, High Street, Sherston SN16 0LH
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The Property

DESCRIPTION This modern 'cottage style' detached house occupies an individual position backing onto open fields providing a lovely peaceful rural outlook whilst also being located within a short level walking distance of the centre of Sherston. The property is hidden down a driveway and has private off-street parking as well as a garden at the rear adjoining the fields. Internally, the accommodation extends to over 1,000 sq.ft. comprising on the ground floor a front fitted kitchen/dining room, dual-aspect living room with superb views through double patio doors, a bathroom and downstairs double bedroom. On the first floor, there is a further double bedroom and a useful attic room.

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.

Directions

From the High Street, head east towards Malmesbury. Located opposite The Bridge restaurant, take the private unmarked driveway to find the property at the end on the left. Postcode SN16 0LS. What3words: ///indicates.damp.appealing

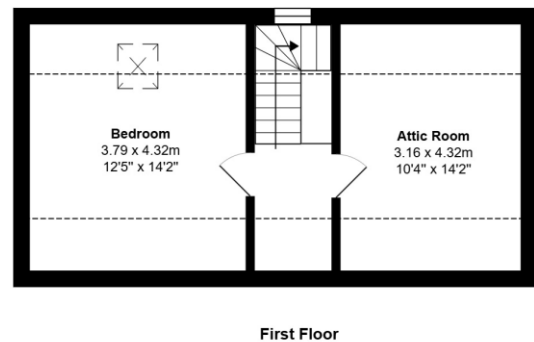
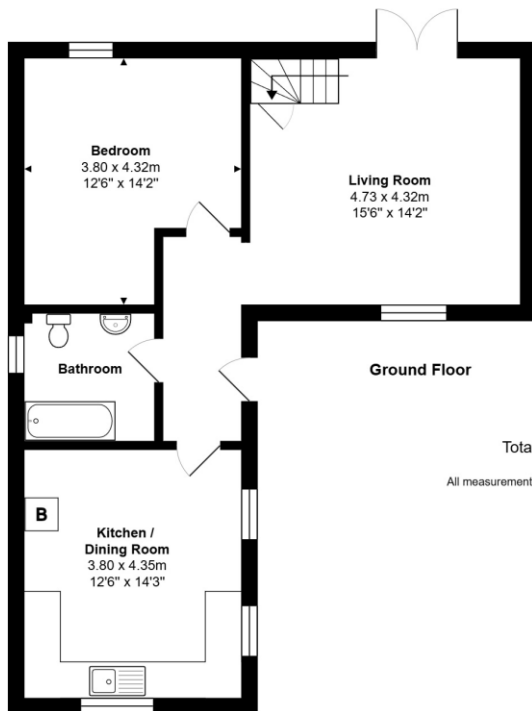
Local Authority

Wiltshire Council

Council Tax

A £1,554

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | 72 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Total Area: 101.0 m² ... 1087 ft²

All measurements are approximate and for display purposes only