



JAMES PYLE & Co.



31 Bustlers Hill, Sherston, Malmesbury, Wiltshire, SN16 0ND

Semi-Detached Period Cottage
Edge of Village Location
Two Bedrooms
Highly sought after village
Well Presented Accommodation
Pleasant Garden
Woodburner
No Onward Chain



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4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 947 sq ft

Price Guide: £335,000

‘A charming traditional Cotswold stone cottage which has been recently redecorated offering excellent character accommodation situated on the rural edge of this desirable village’



The Property

Situated on the edge of village yet within walking distance to Sherston's many amenities, the property enjoys beautiful rural views and a quiet location. The character accommodation is arranged over two floors and comprises a charming sitting room with exposed Cotswold stone walls and features a traditional fireplace with a wood burning stove leading to the dining room. To the rear, is the kitchen breakfast room with fitted units and a sky light brings in lots of light. Off the kitchen is a utility room with a side access and downstairs WC. On the first floor there is a double bedroom, a second bedroom and bathroom with shower over bath.

In recent years, the property has been upgraded with a new oil-fired boiler, replacement windows throughout, a new wood burner installed, and new carpets fitted.

Externally, there is a courtyard to the front and steps to the side lead to a pleasant garden with a large shed/summerhouse. From here, views to adjoining countryside can be seen over the top of the property. Additionally, off the dining room is access to the cellar which provides a good space for storage. Parking is readily available on Bustlers Hill.

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 church, primary school, doctor's surgery, post office & general stores, hairdresser, wine shops and two pubs including 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 And Services

We understand the property is freehold with oil fired central heating, mains water and drainage. The property is available with no onward chain.

Directions

From Sherston High Street, head towards Malmesbury and take the first right hand turn into Noble Street. Follow the lane down Tanners Hill and bear left onto Bustlers Hill. Locate number 31 on the right hand side after 100 yards. SAT NAV postcode SN16 0ND

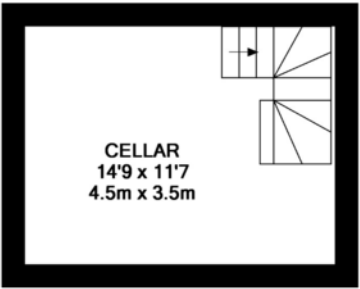
Local Authority

Wiltshire Council

Council Tax Band

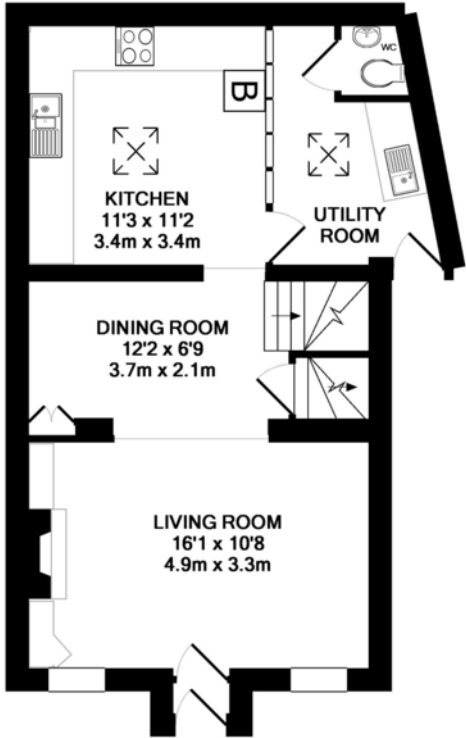
D £1,865.58





CELLAR
14'9 x 11'7
4.5m x 3.5m

CELLAR
APPROX. FLOOR
AREA 171 SQ.FT.
(15.9 SQ.M.)



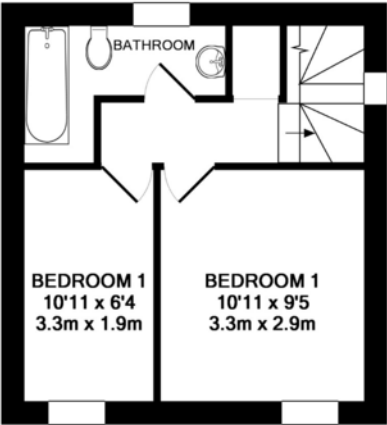
KITCHEN
11'3 x 11'2
3.4m x 3.4m

UTILITY ROOM

DINING ROOM
12'2 x 6'9
3.7m x 2.1m

LIVING ROOM
16'1 x 10'8
4.9m x 3.3m

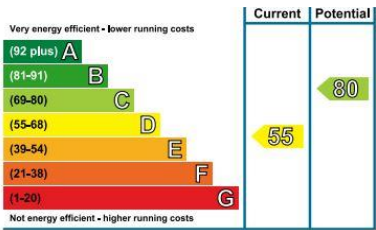
GROUND FLOOR
APPROX. FLOOR
AREA 493 SQ.FT.
(45.8 SQ.M.)



BEDROOM 1
10'11 x 6'4
3.3m x 1.9m

BEDROOM 1
10'11 x 9'5
3.3m x 2.9m

1ST FLOOR
APPROX. FLOOR
AREA 284 SQ.FT.
(26.4 SQ.M.)



TOTAL APPROX. FLOOR AREA 947 SQ.FT. (88.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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