



JAMES PYLE & CO.



1 Noble Mews, Pritchards Place, Sherston, Malmesbury, Wiltshire, SN16 0LZ

Ideal Second Home/Investment  
Newly Refurbished  
Beautifully Presented  
Open Plan Ground Floor  
Private Parking  
Low Maintenance Courtyard Garden  
Short walk to village amenities



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jamespyle.co.uk



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

Approximately 531 sq ft

**Price Guide: £250,000**

‘The perfect holiday home/investment in the heart of the lively village of Sherston - A newly refurbished ‘modern cottage’ style home with beautifully finished open plan living accommodation, off-road parking and easy to maintain garden’

### The Property

This end of terrace ‘modern cottage’ style home has been superbly refurbished offering a prime opportunity to purchase a ready to move into, low maintenance second home, investment or first home. The property is set just a short stroll away from Sherston High Street, where there are an array of amenities including a shop, post office, café and pubs. Built in 2006, the property forms part of a small mews development and is constructed of Cotswold stone under a tiled roof. Recent upgrades include a new energy efficient immersion heater, new 100% woollen carpets upstairs, colona nordic white oak vinyl flooring downstairs, LED spotlighting throughout and replacement architrave and skirting boards throughout.

Internally, the ground floor has been thoughtfully re-designed as open plan with a newly installed stylish kitchen open to the dining and living area which has a glass

door leading to the garden. The kitchen is hand-painted with quartz worktops featuring aged bronze finishes with a new Neff induction hob, integral Bosch oven and dishwasher. There is a useful utility/larder by the entrance hall. Upstairs, there is a modern bathroom with shower over bath adjoining the double bedroom which features built-in storage and a pleasant outlook over the village hall field. In addition, there is a further storeroom which can offer a home office space.

Outside, there is off-road private parking for one vehicle to the side of the property over a gravelled driveway. Further parking is easily available on street. The rear courtyard garden is design for low maintenance landscaped to patio with raised timber borders and stone walling.

### 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.

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 electric central heating, mains water and drainage.

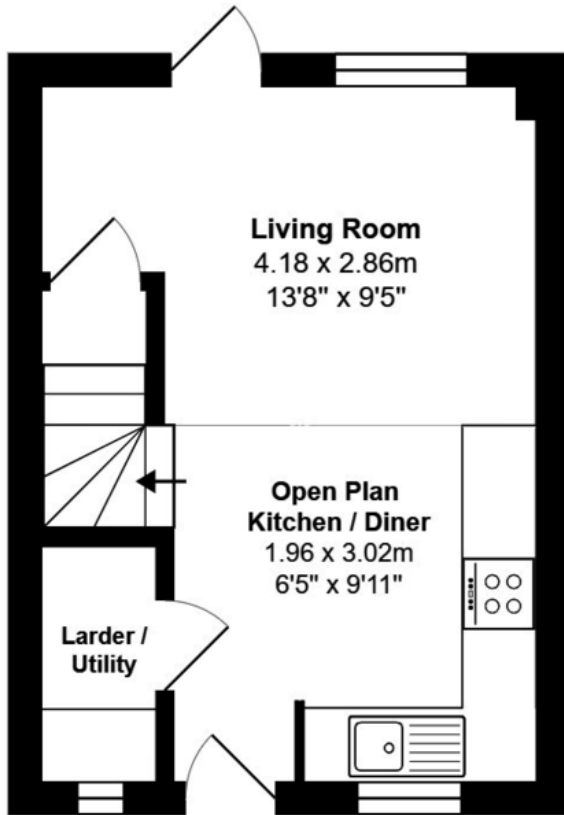
### Directions

From the centre of Sherston by the Rattlebone Inn, turn right into Noble Street and locate the property on the left hand side just before the entrance to Tucks Farm Shop. Sat nav postcode SN16 0LZ

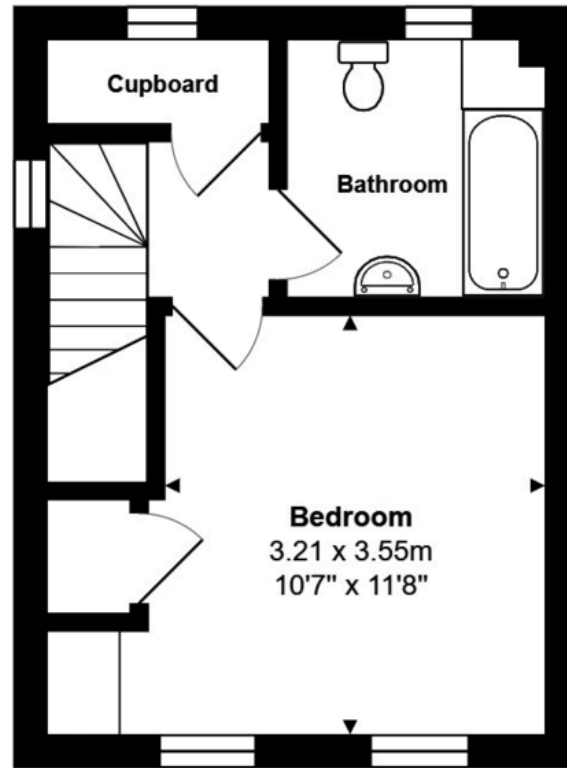
**Local Authority**  
Wiltshire Council

**Council Tax Band**  
B £1,451





**Ground Floor**



**1st Floor**

**Total Area: 49.3 m<sup>2</sup> ... 531 ft<sup>2</sup>**

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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