



JAMES PYLE<sup>CO</sup>



42 Easton Town, Sherston, Malmesbury, Wiltshire, SN16 0LS



Period cottage  
 Extended and a loft conversion  
 Large kitchen/dining room with  
 underfloor heating  
 3 bedrooms  
 Bathroom and en-suite  
 Living room with woodburner  
 Large 220ft garden backing onto fields  
 Private off-street parking  
 Level walking distance to amenities



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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

**Price Guide: £615,000**  
 Approximately 1,327 sq.ft

‘An extended period cottage set towards the edge of this desirable village with a superb 220ft long garden’



### The Property

This terraced period cottage is set towards the rural edge of Sherston boasting a large 220ft garden backing onto surrounding fields and is some 5 minutes' walk from the thriving High Street with an abundance of amenities. Over the last 10 years during the current ownership, the cottage has undergone many improvements including a rear extension, attic conversion and installing smart electric heaters. Today, the cottage is deceptively larger than the front elevation alludes with the accommodation spanning over three floors extending in all to 1,327 sq.ft.

The ground floor has been reconfigured to create an entrance hall with porcelain tiles and understairs storage. The cosy front living room is filled with light through a large window and has a wood-burning stove within the fireplace. The extension has created a magnificent kitchen/dining room with bi-fold doors spilling out to the garden, underfloor heating beneath limestone tiled flooring, and built-in wifi speakers. The kitchen has been superbly fitted with Quartz worktops, a Belfast sink and large breakfast bar. There is an excellent range of

integrated appliances including a fridge/freezer, double oven, warming drawer, induction hob, dishwasher, and wine cooler. To the side, there is a downstairs WC with sensor lighting and utility room with larder cupboard and rear access. On the first floor, there are two double bedrooms with charming original fireplaces and the principal bathroom with a shower over the bath. On the top floor, there is a further bedroom benefitting from lovely far-reaching views which can be enjoyed from a window seat, plus an en-suite shower room.

The property is approached over a large private gravelled driveway which was upgraded some 5 years ago and has an electric vehicle charging point. The driveway provides plenty of parking for numerous cars whilst the cottage is set back from the lane further by a front garden. A well-established magnolia tree is a wonderful focal point at the front. The rear garden is a fantastic addition, extending to some 220ft long. The garden has been newly landscaped complete with external lighting to include a raised patio terrace and planters with steps down to the lawn. The lawn continues down to the far end which has a lovely outlook onto fields and a thoughtfully placed further seating area.

### 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.

### Additional Information

The property is Freehold with electric smart heating, shared septic tank drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

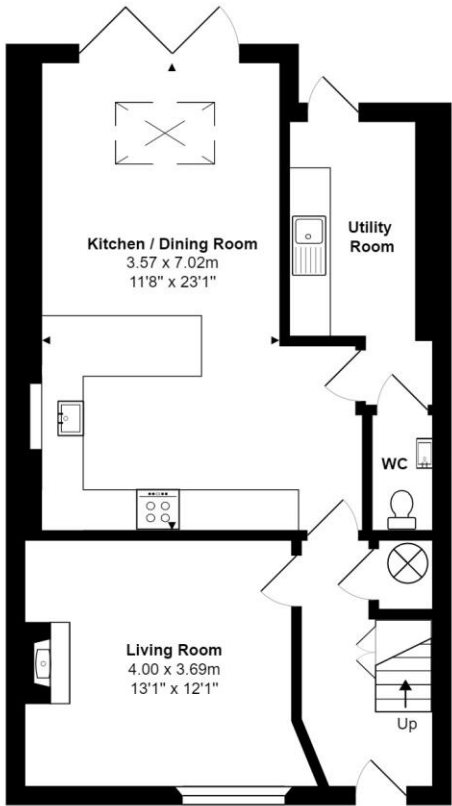
### Directions

From the High Street, head past the Rattlebone towards Malmesbury. Just before leaving the village before the crossroads, locate the property on the left hand side.  
 Postcode SN16 0LS  
 What3words ///showcases.pools.included

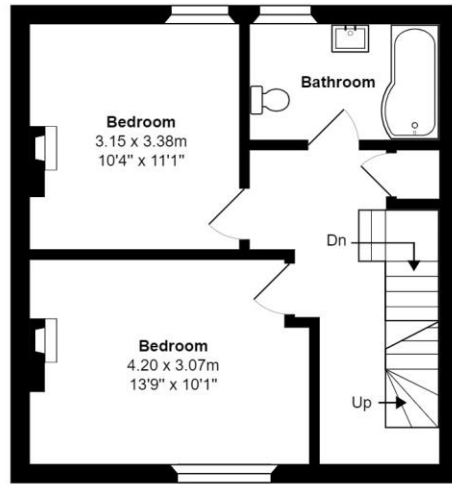




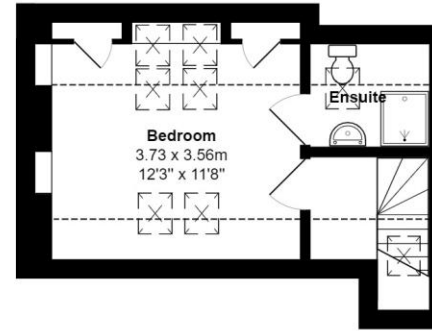




Ground Floor



First Floor



Second Floor

Total Area: 123.3 m<sup>2</sup> ... 1327 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D		
39-54	E	48   E	
21-38	F		
1-20	G		

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