



JAMES PYLE<sup>Co.</sup>



7 Saxon Close, Sherston, Malmesbury, Wiltshire, SN16 0PB



Modern mid-terrace home  
Two double bedrooms  
Refitted kitchen and bathroom  
Two parking spaces  
South-facing garden  
Sought-after village location  
Excellent opportunity for first time buyers



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jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £300,000**

Approximately 766 sq ft



‘An excellent opportunity for first time buyers to purchase a 2 bedroom modern home in a highly sought-after village’

### The Property

This mid-terraced home is located in the highly desirable village of Sherston approximately a 5 minute level walk to the High Street. Built in 2008 by Bryant Homes, the well-configured accommodation is arranged over two floors extending in all to 766 sq.ft. In recent times the property has been upgraded with a new kitchen and bathroom.

On the ground floor, there is a spacious entrance hall with a downstairs WC off. The newly installed front kitchen is well-fitted with white gloss units beneath timber styled worktops and an integrated dishwasher. At the rear, the sizable reception room is filled with natural light through patio doors opening to the south-facing garden. Upstairs, there are two double bedrooms both with built-in wardrobes. The bathroom has been recently refitted as a stylish shower room.

Externally, there is allocated private parking for two cars plus a small gravelled area in front of

the house. The rear garden has been landscaped with a patio terrace, lawn bound by raised timber borders, and a timber decking at the far end beside a useful shed.

### 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.

### Tenure & Services

We understand the property is Freehold with electric heating, mains drainage and water.

Agents Note: In accordance with Section 21 of the Estate Agents Act 1979, we hereby give notice

that one of the vendors of this property is a member of staff at James Pyle & Co.

### Directions

From the centre of Sherston and The Rattlebone Inn head up Court Street for 1/4 mile and past the school, turn left into Butlers Close and immediately left into Saxon Close. Follow the round to the right and No.7 can be found on the left. Sat nav postcode SN16 0PB.

### Local Authority

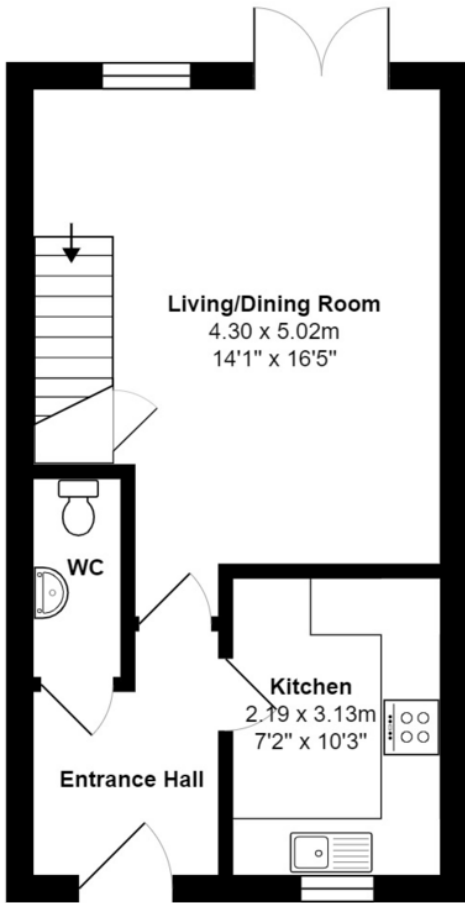
Wiltshire Council

### Council Tax Band

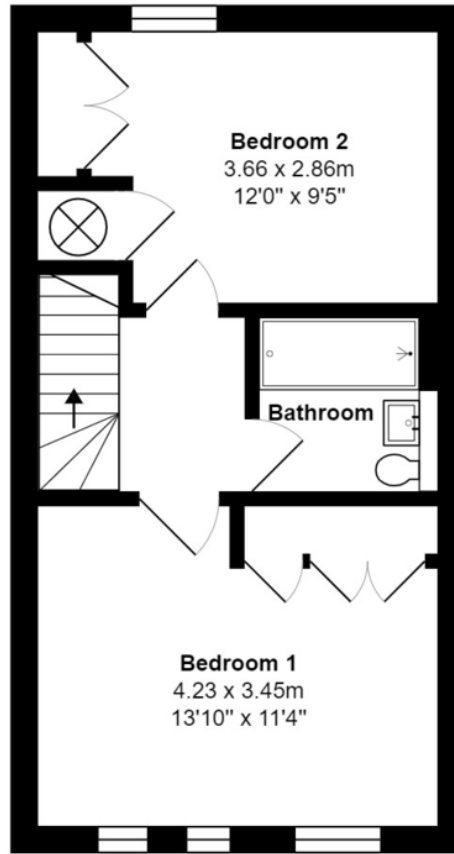
C £1,830







**Ground Floor**



**First Floor**

Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	71   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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