

10 Sandpits Lane, Sherston, Malmesbury, Wiltshire, SN16 0NN

End of terrace modern house
Immaculately presented
4 bedrooms, 2 bathrooms
2 reception rooms
Kitchen/breakfast room
Low maintenance west-facing garden
Garage and parking
Level walking distance to village centre
No chain



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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: £645,000

Approximately 1,392 sq.ft excluding garage

‘An immaculately presented modern house situated a short level walk to the village centre’

The Property

10 Sandpits Lane is an immaculately presented end of terrace house situated within close, level walking distance to the centre of the popular village of Sherston and the amenities it has to offer. The ground floor comprises a spacious entrance hall leading to the principal accommodation which includes a dining room connecting to the sunny dual-aspect living room with electric fire and a fitted kitchen/breakfast room. Upstairs there are four bedrooms, three doubles and a single with a family bathroom, plus the principal bedroom benefitting from an en-suite. There is notably excellent built-in storage throughout the property. Double doors from both the living room and kitchen lead to the rear garden which benefits from a westerly aspect and a rear access gate. The garden is fully enclosed and laid for easy low maintenance. The property also has a

garage with power, loft storage and parking in front.

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.

Required Information

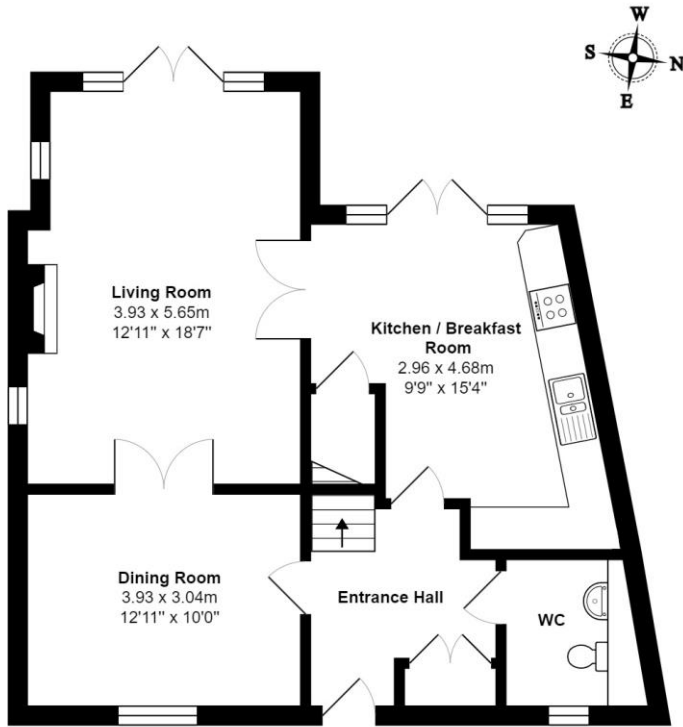
We understand the property is Freehold with electric central heating, mains drainage, water and electricity. The property is located within the Cotswolds Area of

Outstanding Natural Beauty. Superfast broadband is available and there is good mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band E.

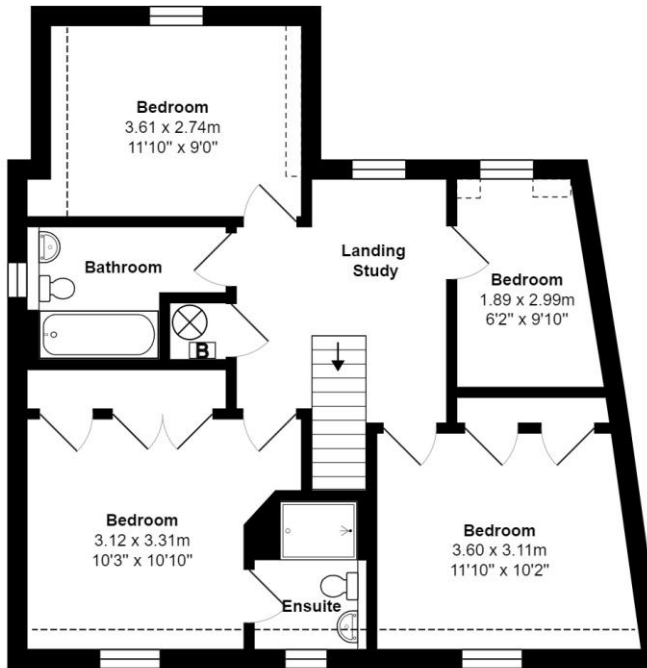
Directions

Entering Sherston on the B4066 from Malmesbury, take the first right after The Bridge restaurant into Sandpits Lane. After some 250 yards, locate the property on the right hand side beside the entrance to Carriers Close.
Postcode SN16 0NN.
What3words:
///breaches.education.cackling





Ground Floor



First Floor



Total Area: 129.3 m² ... 1392 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	70
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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