



JAMES PYLE & CO.



4 Strongs Close, Sherston, Malmesbury, Wiltshire, SN16 0NU

Modern Georgian style house
Sought-after village location
3 bedrooms
Bathroom and en-suite
Remodelled open plan kitchen/dining room
Good-sized living room
Private rear garden
Allocated parking for 2 cars
Walking distance to amenities
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £440,000

Approximately 1,228 sq.ft

‘An attractive Georgian style village house offering excellent three bedroom accommodation boasting a remodelled open plan kitchen/dining room’



The Property

Situated within the highly sought-after village of Sherston, this attractive Georgian style modern terraced home occupies a lovely position overlooking the well-tended village allotments and is located within easy walking distance to amenities and the primary school. Constructed in 2005 by Bryant Homes, the property is set within a select development of similar homes and boasts very well-presented accommodation extending in all to 1,228 sq.ft.

The ground floor comprises an entrance hall, cloakroom/WC and a good-sized living room with feature fireplace. The kitchen has been updated and reconfigured as open plan to the dining room complete with double doors connecting out to the garden. The kitchen boasts integrated appliances including a dishwasher, washing machine, Neff oven and warming tray, and a fridge/freezer. Upstairs, there are three bedrooms including two large double bedrooms both with built-in

wardrobes and an excellent single whilst there is ample scope for a large loft conversion which other properties within the Close have already extended up into. The principal bedroom has an en-suite shower room in addition to the family bathroom. Set behind smart railings with a small front garden, the property has a delightful rear garden which is easy to maintain with mature shrubs surrounding a lawn. A rear access gate from the garden leads to two designated parking spaces within a private resident's courtyard.

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.

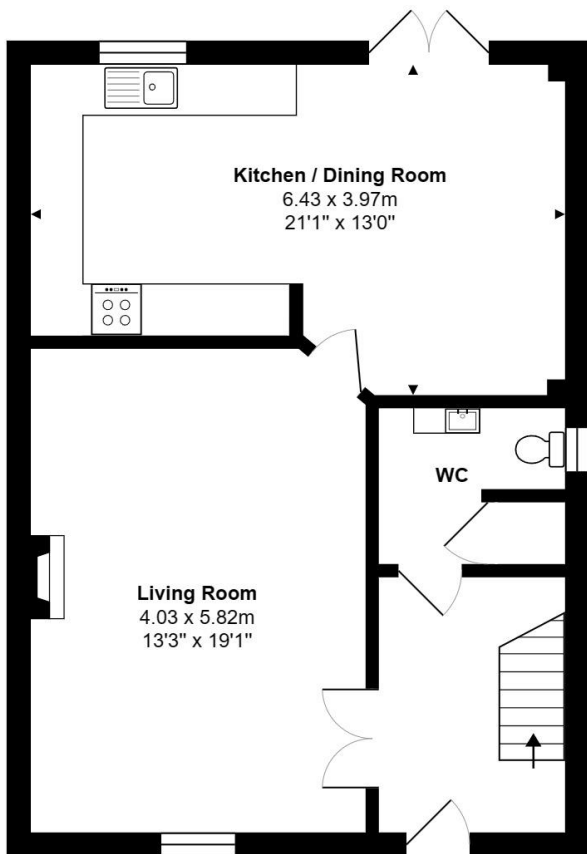
Additional Information

We understand the property is Freehold with electric heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is good mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D. The sale is subject to a grant of probate which has been granted.

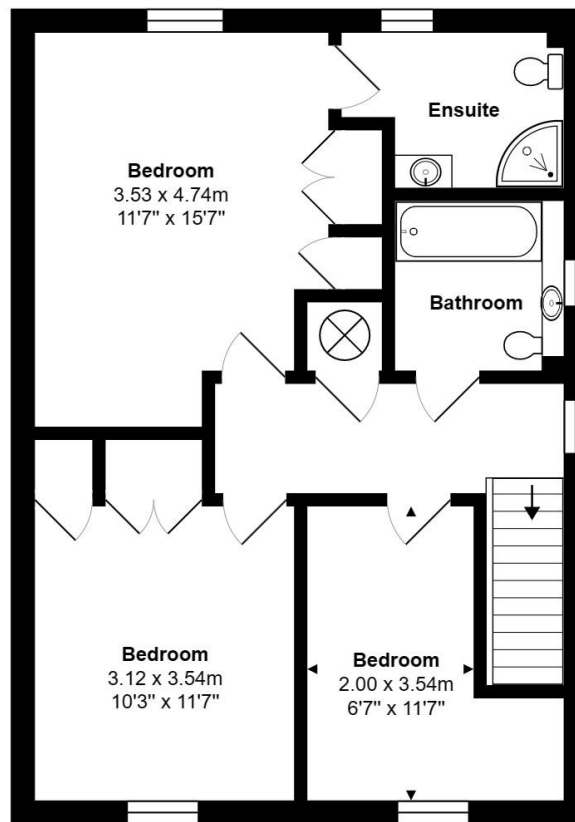
Directions

From Sherston High Street, opposite the Rattlebone Inn, proceed up Court Street for 1/4 mile. Pass the primary school and take the next right hand turn into Strongs Close. Locate the property on the left hand side.
Postcode SN16 0NU
What3words: ///patio.skippers.superbly





Ground Floor



First Floor

Total Area: 118.2 m² ... 1272 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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