



West Haven, Gaston Lane, Sherston, Malmesbury, Wiltshire, SN16 0LY

Detached bungalow
Backing onto fields with a lovely rural outlook
Short level walk to amenities
2/3 bedrooms
Large reception room and conservatory
Sunny southerly garden
Private off-street parking and garage
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £575,000

Approximately 1,341 sq.ft excluding garage

‘With a southerly garden backing onto fields, this individual detached bungalow is just a short walk to the centre of the village’



The Property

West Haven is a detached individual bungalow occupying a delightful position within the sought-after village of Sherston backing onto open countryside with uninterrupted views. The property is located within a 5-minute level walk to the High Street with a fantastic range of amenities available. The accommodation is well-presented extending to around 1,341 sq.ft.

The accommodation includes a large reception room with front bay window and double doors connecting to a modern conservatory. The kitchen/breakfast room is fitted with a range of units whilst the bathroom has been updated to a wetroom style shower room. There are two double bedrooms both with fitted wardrobes. A utility room has internal access to the garage, plus a versatile room which can be utilised as a third bedroom or study.

There is plenty of private parking over the front driveway in addition to the integrated garage. The rear garden benefits from a sunny southerly aspect and takes full advantage of the rural outlook. The garden is laid mostly to lawn surrounded by well-established flower beds.

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 oil-fired central heating, mains drainage, 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. The sale is subject to grant of probate which has been applied for and is due beginning of 2025.

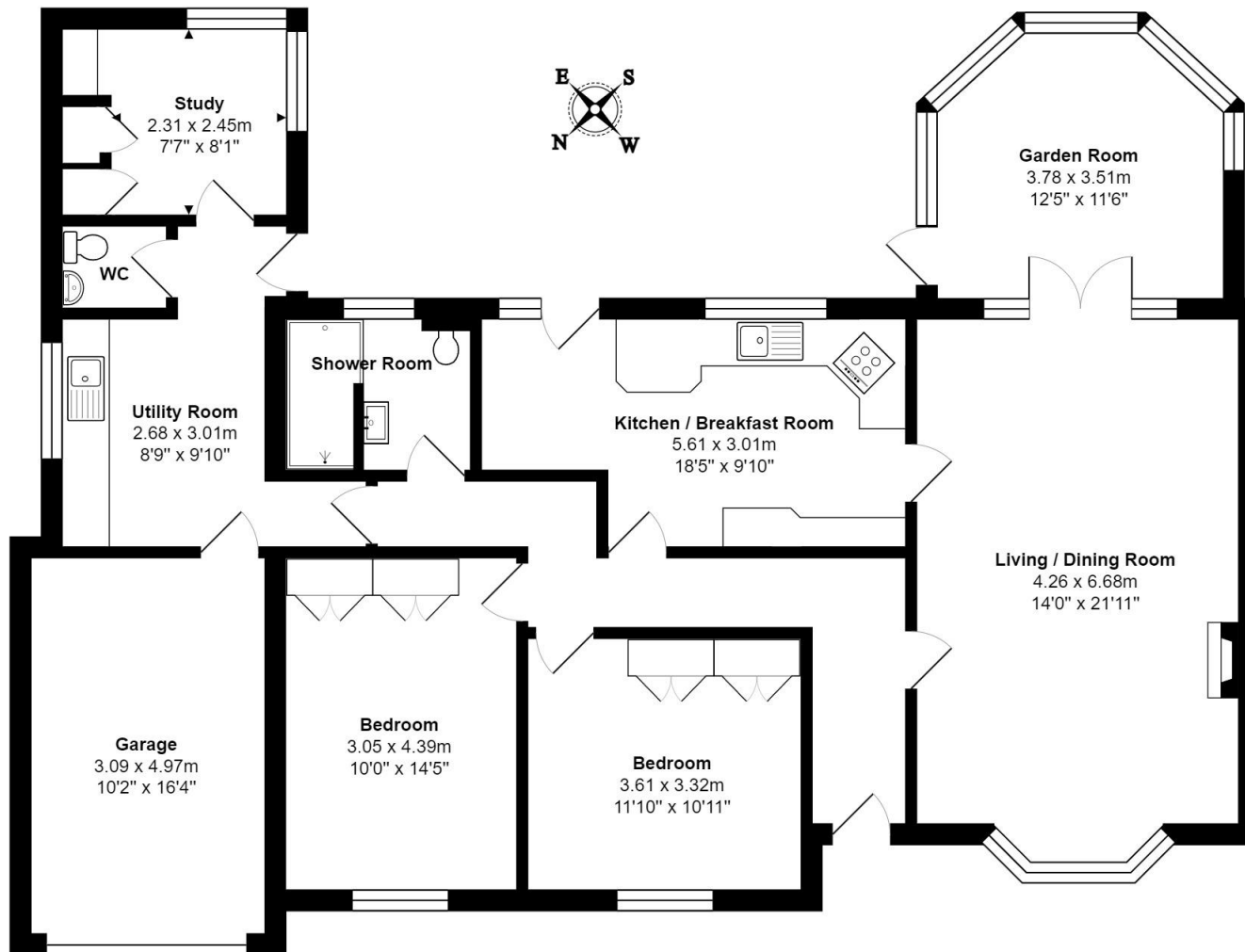
Directions

From Sherston High Street, turn opposite the church into the one-way street Gaston Lane. At the end of the lane, turn right into The Tarters then immediately left onto Gaston Lane again. Bear right into the cul-de-sac to locate the bungalow in the far right hand corner.

Postcode SN16 0LY

What3words: ///equipment.really.thing





Total Area: 124.6 m² ... 1341 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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