



JAMES PYLE & Co.



10 Gaston Lane, Sherston, Malmesbury, Wiltshire, SN16 0LY

Traditional Cotswold stone cottage
Cosy, character accommodation
2 bedrooms

Living room with fireplace
Kitchen/breakfast room
Modern shower room

South-facing front garden and rear courtyard
Private off-street parking
Easy level walking distance to the High Street
No onward chain



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jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £340,000

Approximately 804 sq.ft

‘Situated within a quiet lane just a moments walk to the High Street, a cosy traditional Cotswold stone cottage with southerly garden and private off-street parking’

The Property

10 Gaston Lane is a pretty mid terraced traditional Cotswold stone cottage, situated on a quiet lane in the sought after village of Sherston and located only a short level walk to the village centre and its many amenities. This cosy character cottage offers accommodation arranged over three floors extending to over 800 sq.ft. The ground floor layout includes a porch, a living room with open fireplace and kitchen/breakfast room with access to a small rear garden. On the first floor there is a modern shower room and a double bedroom whilst a staircase leads up to an attic bedroom. The cottage has the benefit of a delightful south-facing garden arranged to the front plus the addition of the small rear courtyard garden with a raised seating area. There is a gravelled driveway providing off-road parking in front of the cottage as well. The property has double glazed windows and is warmed by a Calor gas fired central heating

system. This charming cottage offers the new owners great scope to put their stamp on it.

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

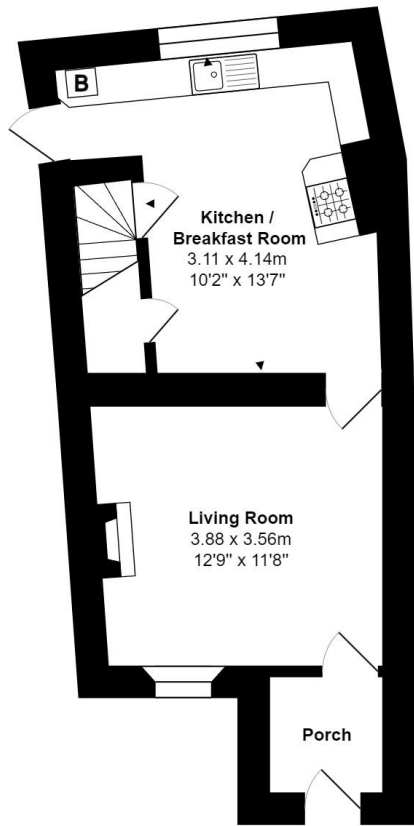
We understand the property is Freehold with Calor gas heating, mains drainage, electric and water. The property is located within the Cotswold Area of Outstanding Natural beauty and a Conservation Area.

Superfast broadband is available and there is mobile phone coverage with some restrictions. Information taken from the Ofcom mobile and broadband checker website, please see website for more information. Wiltshire Council Tax Band B.

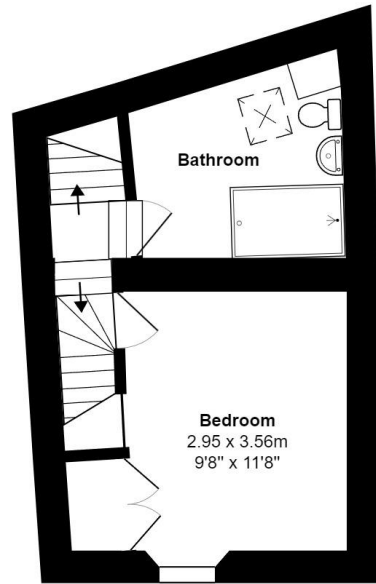
Directions

From Sherston High Street, head east towards Malmesbury, take the second right hand turn opposite the church onto the one-way street Gastons Lane. Locate the cottage after a short distance on the left hand side. Postcode SN16 0LY
What3words: ///mailers.smiles.upholding

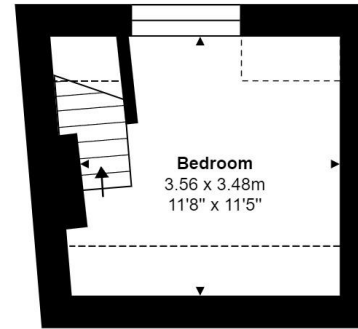




Ground Floor



First Floor



Second Floor



Total Area: 74.7 m² ... 804 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		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	14	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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