



JAMES PYLE & CO.

HIGH STREET

41 High Street, Sherston, Wiltshire, SN16 0LH



End terraced Cotswold stone village house  
Spacious and well-proportioned  
3 double bedrooms, 3 bathrooms  
2 reception rooms  
Kitchen/breakfast room  
Low maintenance courtyard garden  
Located in the heart of this sought-after village  
Many amenities available on the doorstep  
No onward chain



01666 840 886  
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: £695,000**

Approximately 1,781 sq.ft

‘Located in the heart of this thriving and highly sought-after village, this Cotswold stone house boasts excellent proportions and is available with no onward chain’

### The Property

This end of terrace period house is situated in the popular High Street and heart of the sought after village of Sherston with its many amenities and strong community spirit. Boasting handsome Cotswold stone gabled elevations, the property errs on the side of a ‘house’ as opposed to a cottage with spacious rooms and well-proportioned accommodation. The whole extends to around 1,780 sq.ft. arranged over two floors.

The ground floor layout includes an entrance hall, generous living room with a feature fireplace, a kitchen/breakfast room, and a rear reception room beside a downstairs bathroom with space for utility appliances. On the first floor there are three double bedrooms, a bathroom and a further shower room. The accommodation presents plenty of scope for the new owners to put their stamp on it with modernising and updating.

To the rear of the house there is a courtyard style garden accessed by a few steps up to a large patio terrace, perfect for low maintenance. The garden is fully enclosed and benefits a good degree of privacy. On street parking is easily available within the High Street.

### 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 thriving 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 oil-fired central heating, mains drainage, electricity and water. The property is located within a Conservation Area and the Cotswold Area of Outstanding Natural Beauty. Superfast broadband is available and there is good mobile phone coverage with some limitations. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band E.

### Directions

The property is located at the end of the High Street towards the Luckington direction, on the corner of Silver Street. Postcode SN16 0LH  
What3words: ///lively.casual.trinkets





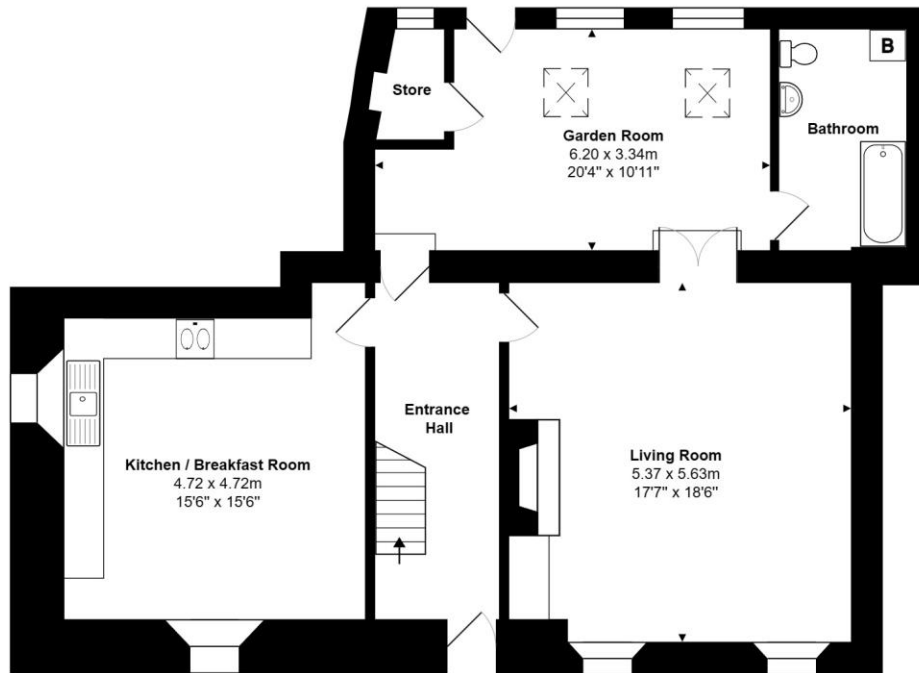




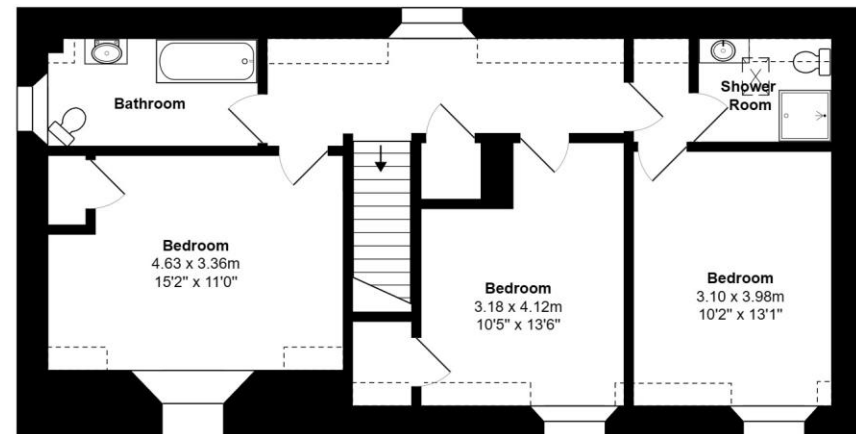
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

Total Area: 165.4 m<sup>2</sup> ... 1781 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577