



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

Semi-detached period cottage
Peaceful setting on the edge of the village
Views over the adjoining countryside
3 bedrooms
2 reception rooms
Kitchen/dining room
Bathroom and wet room
Front and rear gardens
Private parking and garage
Easy level walking distance to amenities



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: £585,000

Approximately 969 sq.ft excluding garage

‘Occupying a peaceful setting on the edge of the village with countryside views, this natural stone period cottage is beautifully presented set within front and rear gardens, parking and a garage’

The Property

This semi-detached natural stone period cottage is tucked away at the end of a no-through lane enjoying a peaceful position on the edge of the sought-after village of Sherston overlooking fields, and yet is just a 10 minute walk from the High Street and an array of amenities. The cottage offers beautifully presented accommodation spanning over three floors extending to around 970 sq.ft.

The ground floor layout flows exceptionally well comprising a front living room with cosy wood-burning stove, a versatile second reception room, plus a kitchen/dining room arranged at the rear with double doors connecting to the garden. Adjoining the kitchen there is a separate utility room and downstairs wet room. On the first floor, there are two bedrooms and the family bathroom which is fitted with both a shower unit and free-standing bath. The magnificent principal bedroom occupies the top floor boasting a timber vaulted ceiling, built-in wardrobes, and

views over the adjoining countryside.

The cottage sits within front and rear gardens which enjoy westerly and easterly aspects respectively benefitting from a great deal of sun all day long. The gardens are predominately laid to lawn enclosed by Cotswold stone walling and timber fencing. The cottage also has the excellent advantage of a detached garage with driveway 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.

Additional Information

We understand 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.

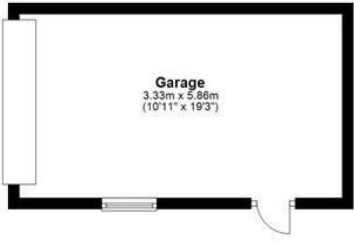
Directions

From the High Street, pass the Rattlebone Inn and opposite the church take the one-way street onto Gaston Lane. At the end of the road turn right and then immediately left onto Gaston Lane. Follow the lane to the very end and locate the property on the left.

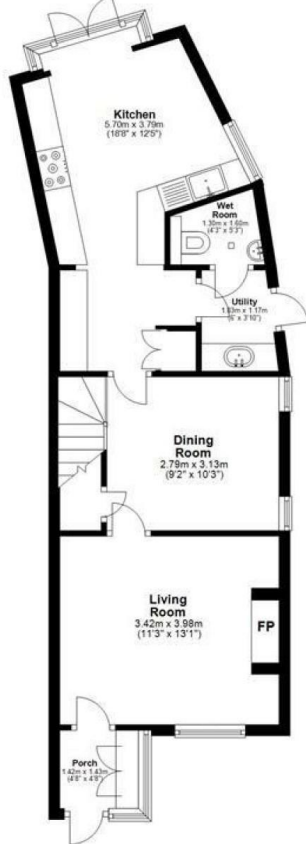
Postcode SN16 0LY

What3words: ///cope.abundance.anthems





Ground Floor
Main area: approx. 43.9 sq. metres (472.9 sq. feet)
Plus garages: approx. 19.3 sq. metres (210.4 sq. feet)



Main area: Approx. 90.1 sq. metres (969.7 sq. feet)
Plus garages: approx. 19.5 sq. metres (210.4 sq. feet)



First Floor
Approx. 30.0 sq. metres (323.2 sq. feet)



Second Floor
Approx. 16.1 sq. metres (173.6 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

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