



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

Semi-detached period cottage
Rural edge of the village with fantastic views
4/5 bedrooms
Generous reception space
Beautifully refitted kitchen/family room
Bathroom and en-suite
Home office/gym
Garage and parking
Easy walking distance to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £725,000

Approximately 2,066 sq.ft including garage and home office

‘Backing onto fields with wonderful countryside views, this extended semi-detached period cottage offers beautifully presented family-sized accommodation’



The Property

This semi-detached period cottage is located on the rural edge of the excellent village of Sherston, backing onto fields with fantastic views and yet situated just a short walk to the village centre and many amenities. The cottage has been extended in modern times and upgraded further to be well-presented throughout. The accommodation extends to around 1,756 sq.ft. spanning over three floors.

The cottage offers superb reception space comprising a large living room with a stone fireplace and double doors opening to an additional snug with underfloor heating. The living room adjoins the kitchen/family room which is the hub of the home. The kitchen has been beautifully refitted with timber units, granite worktops, integrated dishwasher, a boiler tap, large island unit, and porcelain tiled flooring complete with underfloor heating beneath. The kitchen/family room is dual-aspect with views over the adjoining fields and double doors leading out to the rear sun terrace. There is a separate utility room and WC off. Upstairs and on the first floor, there are three

bedrooms, a nursery/fifth bedroom, and the family bathroom. The principal bedroom suite occupies the entire top floor enjoying far-reaching views. The double bedroom has fitted wardrobes, a dressing room area, and an en-suite shower room.

The cottage is approached over a driveway leading to a detached garage. The garage has an electric rollover door and power connected, plus a fantastic home office/gym adjoining at the side. The gardens are arranged to the front and rear comprising a good-sized front lawn and a lovely sun terrace at the rear which enjoys an uninterrupted view across the fields.

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.

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. Proceed to the very far end and locate the property as the last on the left hand side.

Postcode SN16 0LY
What3words: ///sweeten.mull.clef





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

House Area: 163.2 m.sq. ... 1756 sq.ft. (excluding eaves storage)

Total Area: 191.9 m² ... 2066 ft²

All measurements are approximate and for display purposes only

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