



JAMES PYLE[®] & CO



8 Court Street, Sherston, Malmesbury, Wiltshire, SN16 0LL

Stunning Grade II listed village house
Beautifully renovated with elegant finishes
4 bedrooms
Extend kitchen/dining room with bi-fold doors
2 reception rooms
Generous proportions
Low maintenance south-facing garden
Centre of village location close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £850,000

Approximately 2,116 sq.ft

‘With superb proportions and an elegant interior, this Grade II listed village house has undergone a stunning refurbishment and extension’



The Property

This stunning 18th Century Grade II listed village house has been the subject of a meticulous yet sympathetic refurbishment. The elegant and tastefully presented accommodation offers generous proportions and retains an abundance of charming period character throughout. The property is located just a moments walk from the thriving High Street of Sherston with an excellent choice of amenities available close by. Deceptive in size and benefitting from a new rear extension, the spacious accommodation extends to around 2,116 sq.ft. spanning over three floors. The impeccable finishes include seagrass carpets, porcelain tiled flooring, and cast iron radiators completing the brand new heating system.

The ground floor layout includes two front reception rooms. The living room of which features an inglenook stone fireplace with a wood-burning stove and remnants of a bread oven. Double doors lead to the extended kitchen/dining room with aluminium bi-fold doors flowing out to the garden. The handmade oak kitchen is finished with soft-close drawers,

Quartz worksurfaces, Bosch dishwasher and integrated fridge, Rangemaster, and a Franke sink with Lusso taps. Adjoining the kitchen to the side, there is a downstairs WC and separate utility room. On the first floor, there are two double bedrooms. The bathroom has been reconfigured to include a separate shower unit and roll-top bath. Two further bedrooms occupy the top floor.

The pleasant rear garden enjoys a south-facing aspect and is wholly enclosed with side access. Landscaped with a sunken patio terrace, steps lead up to a manageable lawn and vibrant borders. On street parking is easily available in front of the house.

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 a brand new electric smart central heating system, mains drainage, water and electricity. The property is located within a conservation area and 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 E.

Directions

From the High Street, turn left opposite the shop to bear left onto Court Street. Locate the property immediately on the left.

Postcode SN16 0LL

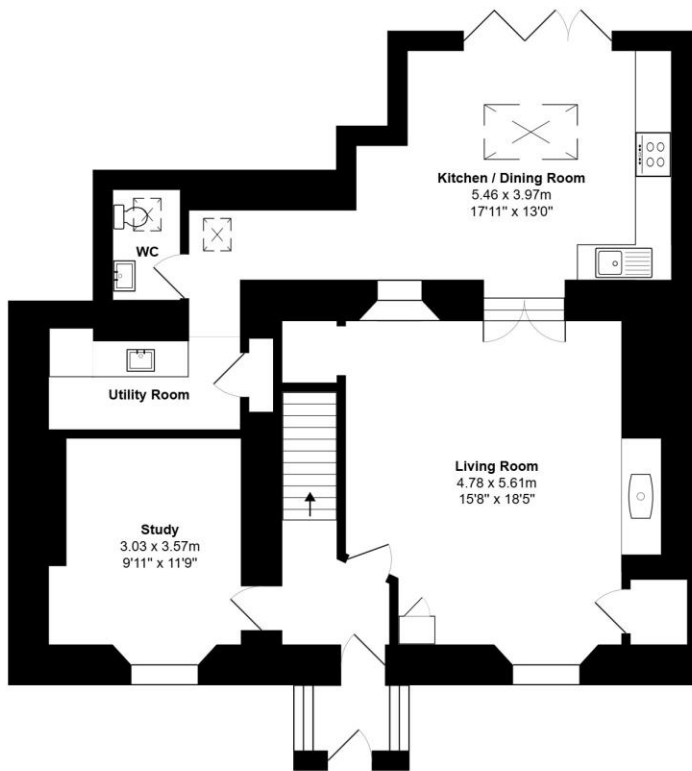
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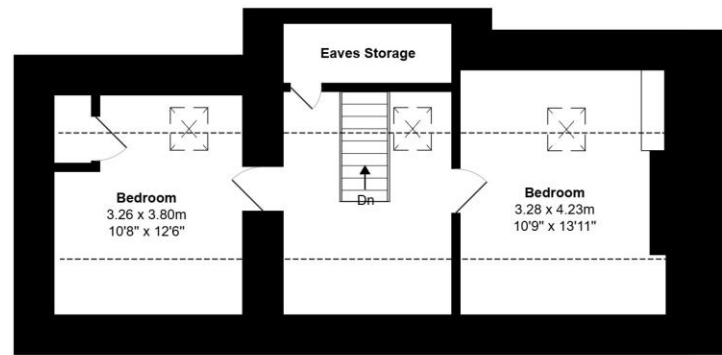


Total Area: 196.6 m² ... 2116 ft²

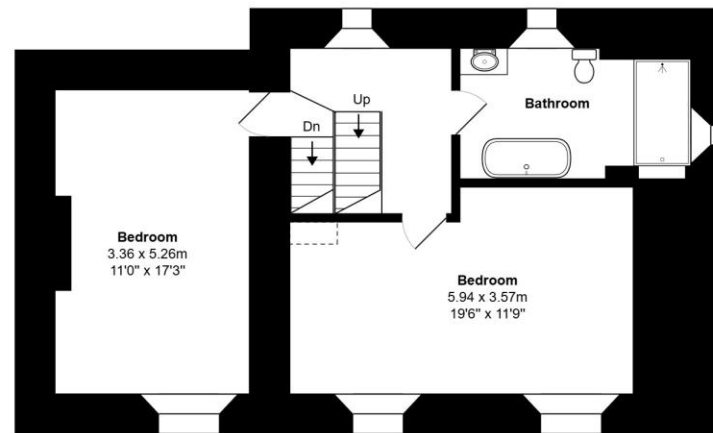
All measurements are approximate and for display purposes only



Ground Floor



Second Floor



First Floor



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