



JAMES PYLE & Co.

9 The Tartars, Sherston, Malmesbury, Wiltshire, SN16 0NT

Semi-detached modern house
Excellent scope to evolve
3 bedrooms
L-shaped living area
Private rear garden
Driveway parking and garage
Easy walking distance to amenities
Sought-after village
No onward chain



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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: £350,000

Approximately 866 sq.ft excluding garage

‘With excellent potential to evolve and upgrade, this semi-detached 3 bedroom house is situated in the sought-after village of Sherston close to amenities with a garage and private parking’



The Property

9 The Tartars is a semi-detached relatively modern house that was built in the 1970s and is situated in a sought-after residential road within level walking distance of the centre of Sherston and its many amenities. The property is an adaptable home offering fantastic scope to be upgraded and modernised, as well as remodelling and extending.

Internally, the accommodation extends to around 866 sq.ft. arranged over two floors to include an entrance hall, cloakroom, basic kitchen plus an L-shaped living/dining room opening to the rear garden. On the first floor there are three bedrooms and a bathroom.

Externally, there is a pleasant sized level garden to the rear with a side access. Nearby there is a single garage with a

tandem driveway to its front providing private off-street parking for at least 2 cars.

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 Cotswolds 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.

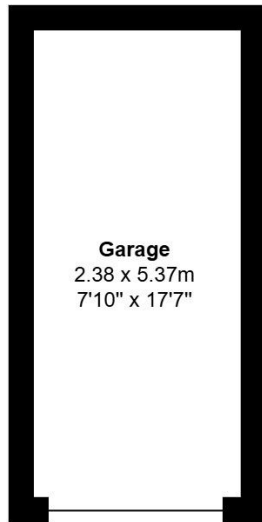
Directions

Approaching Sherston from Malmesbury, turn left just before The Bridge restaurant into Easton Town and follow the road into The Tartars. Take the second left and locate the property at the very end of the cul-de-sac.

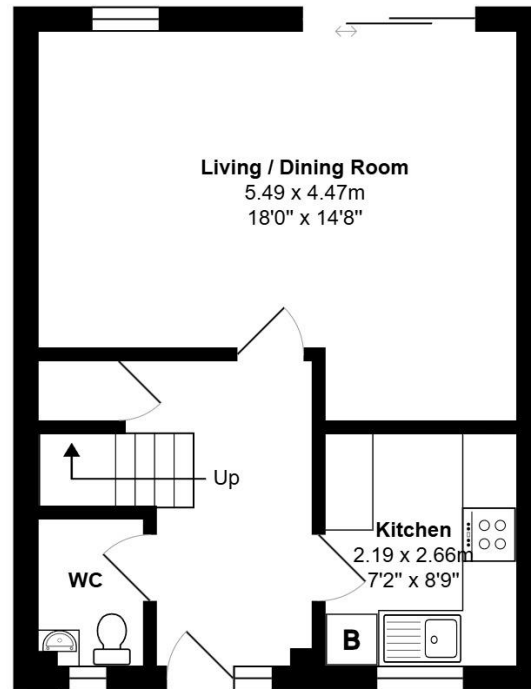
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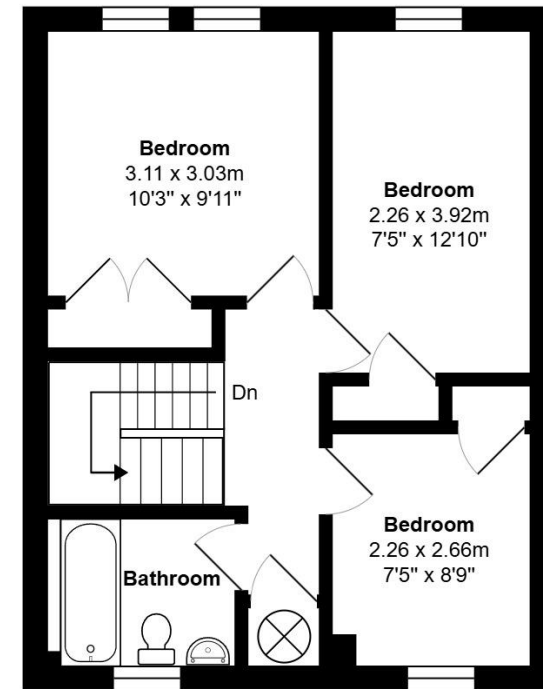




Not shown in actual location.



Ground Floor



First Floor

Total Area: 80.4 m² ... 866 ft² (excluding garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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