



JAMES PYLE<sup>®</sup>



**25 The Tartars, Sherston, Malmesbury, Wiltshire, SN16 0NT**



Detached house  
 Superb plot backing onto fields  
 Quiet end of cul-de-sac setting  
 3/4 bedrooms, 2 bathrooms  
 Light-filled living room  
 Modern fitted kitchen/dining room  
 Updated accommodation with further scope  
 Private parking and garage  
 Easy walking distance from amenities  
 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: £650,000

Approximately 1,208 sq.ft excluding garage



‘Occupying one of the best positions within this popular village close, this detached house sits well within it's sizable plot backing onto fields’

### The Property

This 1970's built detached house occupies possibly the best plot on this popular village development, discreetly tucked away in a quiet corner backing onto open fields and having a superb view over the village to the front. The property is conveniently located just a few minutes' walk from the centre of this highly sought after village and its many amenities. The house has been the subject of many improvements and updates in recent years including all new windows, updated kitchen and bathrooms, and new external cladding. The excellent accommodation extends to around 1,208 sq.ft enjoying views throughout. The house sits comfortably within its plot with great potential to extend, subject to planning. The property is available chain free and has been mostly redecorated with further scope for the new owners to put their stamp on it.

The ground floor accommodation includes an entrance hall, downstairs WC, versatile ground floor bedroom/second reception room, a kitchen/dining room, and living room. The

spacious living room is filled with natural light through windows overlooking the garden and field beyond plus bi-fold doors. The modern kitchen/dining room is arranged around a central island unit. Upstairs, there are three double bedrooms. The principal bedroom has a private en-suite shower room whilst the family bathroom is equipped with a shower over the bath.

Set away from the close by a driveway and front lawn, the property has a garage and ample private parking for several cars. The wraparound gardens enjoy all day sunshine and are probably the largest gardens within The Tarters.

### 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 E.

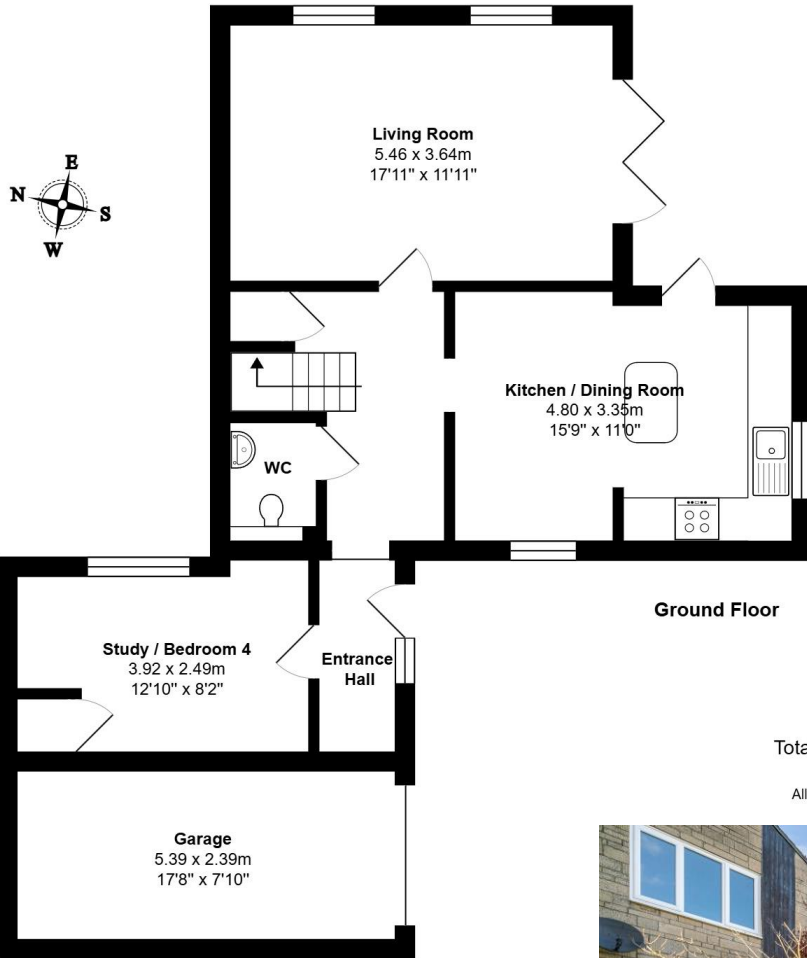
### Directions

Approaching Sherston from Malmesbury, turn left just before The Bridge restaurant into Easton Town and follow the road into The Tarters. Continue to follow the road until the very end to locate number 25 tucked away up a drive on the left-hand side.

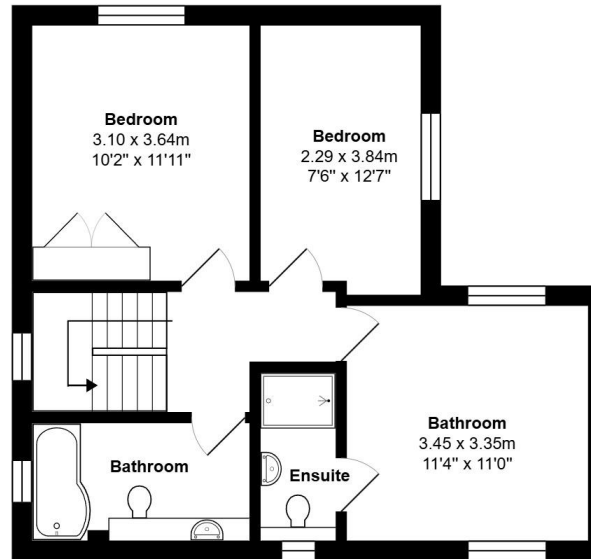
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Ground Floor



First Floor

Total Area: 112.2 m<sup>2</sup> ... 1208 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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