



JAMES PYLE Co.

6a Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Unique Detached Home
Close to village amenities
Open plan living area with high vaulted ceiling
2 bedrooms, 2 en-suites
Charming walled garden
Private driveway parking
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

Approximately 630 sq ft

Price Guide: £375,000

‘A unique detached home close to the village centre and many amenities’

The Property

Built on the grounds of a former Methodist Chapel, this individual detached property is truly unique to the village appealing to a range of buyers such as downsizers, first time buyers and investors. The property is positioned within Grove Road, a peaceful lane which runs parallel to the High Street and is just a few minutes walk from a range of amenities including the village shop/post office, GP surgery, café and pub.

The single storey accommodation is immaculately presented and has been updated with new electrics, plumbing and windows and has also been extended in recent years. The accommodation has the additional benefit of being designed for wheelchair access/living. At the heart of the home is an open plan kitchen/living room with impressive high vaulted ceiling and large windows bringing in ample natural light. The kitchen area is fitted with aubergine and white gloss units, hob, oven/grill and built-in water softener. There are two bedrooms both served by private en-suite shower rooms. A useful walk-in

store cupboard houses a washing machine and tumble dryer. There is superb further storage located within the attic accessed via a drop-down ladder. The principal bedroom has sliding doors spilling into the charming walled garden. The garden has an excellent degree of privacy bound by high-walls believed to be originally from the former chapel. The outside space is designed for easy low maintenance laid to patio with a large pergola over one side. There is side access to the garden which leads out to the front driveway. The driveway provides private off-road parking for at least two cars. This unique home is available to the market with no onward chain.

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.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drainage and water.

Directions

From Sherston High Street head towards Malmesbury passing The Rattlebone Inn and then immediately turn right onto Noble Street. Then take the next right into Grove Road to locate the property half way along the lane on the right hand side. Sat nav postcode SN16 0NF

Local Authority
Wiltshire Council

Council Tax Band
D £2,059





Total Area: 58.6 m² ... 630 ft²

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



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