



JAMES PYLE^{&co}



9 Strongs Close, Sherston, Malmesbury, Wiltshire, SN16 0NU

End terraced village house
Superior layout
3 bedrooms
2 bathrooms
Living room with woodburner
Kitchen/Dining room
Door to garage/utility
Landscaped garden
Off-road parking



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4 The Old School, High Street, Sherston, SN16 0LH
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Price Guide: £475,000

Approximately 1,266 sq ft

‘A very well-presented end terraced modern village house with a stylish interior and superior layout’



The Property

This very well-presented end terraced modern village house boasts a stylish interior located in the sought-after village of Sherston. Constructed in 2004, the property has been greatly improved since with a superior layout which really sets it apart from others within the development. The ground features new flooring throughout and comprises a spacious entrance hall with double doors to the living room which has been enhanced with a newly installed corner wood burner. The rear kitchen/dining room is a particular feature, filled with light from French doors the kitchen is well-fitted with attractive white and black gloss units plus integral appliances including a fridge/freezer and dishwasher. The property benefits from the rarity of an adjoining garage accessed via the kitchen and has a useful utility area. On the first floor, there are three bedrooms and a contemporary bathroom suite. Both the

master and second bedroom have built-in wardrobes whilst the master also has an ensuite shower room which has been newly refitted.

Externally, the property has a delightful recently relandscaped garden which has been equally well-styled. Enclosed by stone walling, the garden is landscaped with sun terraces, raised timber planters and pleached hornbeam for extra privacy. A side gate opens to the parking area in front of the garage.

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 church, primary school, doctor's

surgery, post office & general stores, hairdresser, wine shops and two pubs including 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 electric heating, mains drains and water.

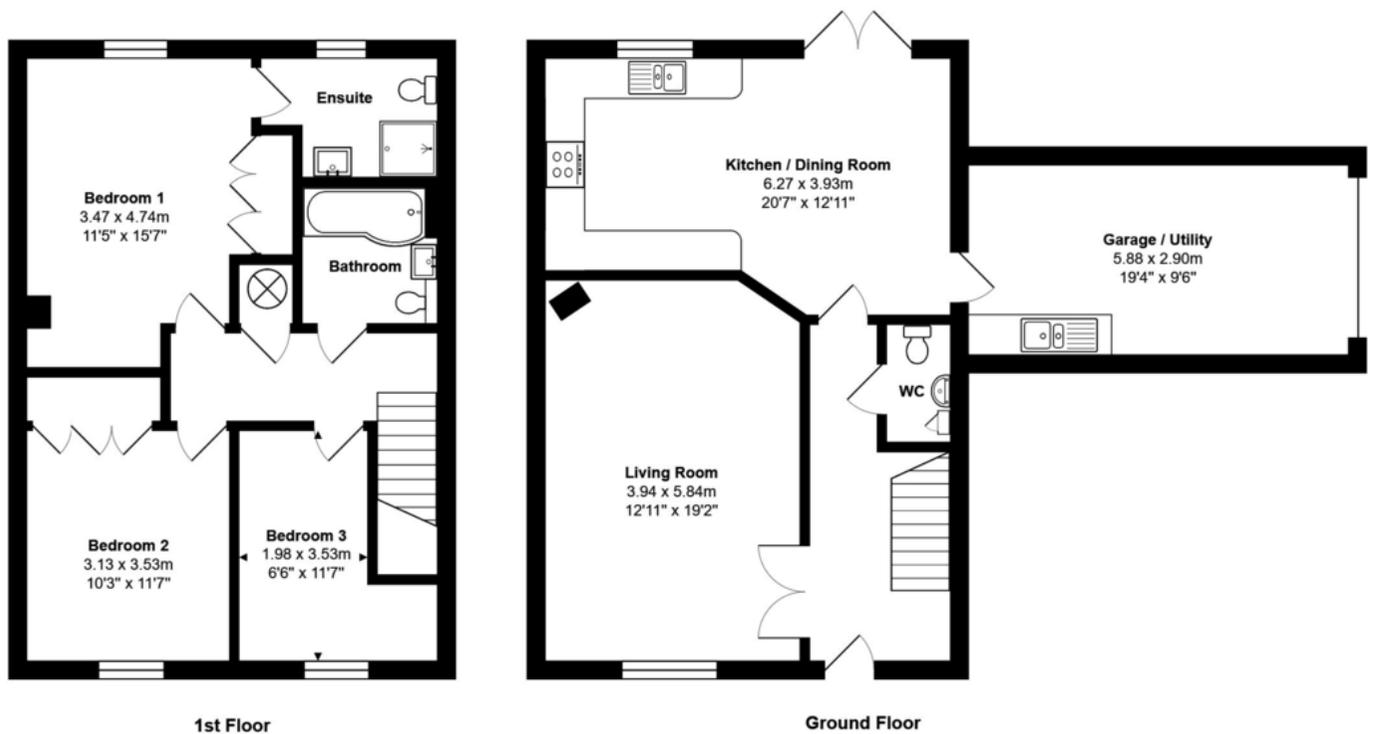
Directions

From Sherston High Street, opposite the Rattlebone Inn, proceed up Court Street for 1/4 mile and locate the property just after the primary school and the turning into Strongs Close, on the right hand side. Satnav postcode SN16 0NU

Local Authority
Wiltshire Council

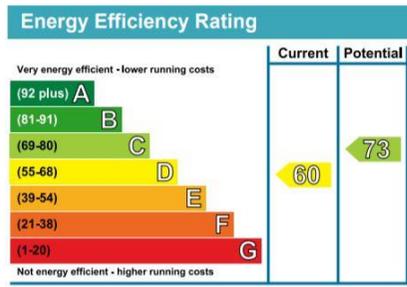
Council Tax Band
D £1,866





Total Area: 117.6 m² ... 1266 ft² (excluding garage / utility)

All measurements are approximate and for display purposes only



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