



JAMES PYLE<sup>Co.</sup>



22 Gaston Lane, Sherston, Malmesbury, SN16 0LY



Period Cottage in popular village  
Lovely countryside views  
Two reception rooms  
Kitchen/breakfast room  
Three Bedrooms  
Two Bathrooms



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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

**£1795 pcm**

“An attractive three-bedroom period cottage located on the edge of Sherston with fabulous countryside views “

### The Property

**DESCRIPTION** Located at the end of a quiet street, 22 Gaston Lane enjoys a lovely rural setting with countryside views but is also walking distance to all the local amenities of this popular village. Spread over three floors and retaining many period features the property has a cosy living room with a wood burner, a separate family/playroom room and lovely, light kitchen/breakfast room with vaulted ceiling. There is a separate utility and wet room. On the first floor are two good size bedrooms and a family bathroom with separate shower cubicle. The impressive master bedroom is located on the second floor, with fitted wardrobes and beautiful period beams. Externally, the property has both a front

and back garden, the latter being southwest facing and enjoying wonderful views of surrounding countryside. There is also a private driveway and garage.

**SITUATION** The beautiful and much sought after village of Sherston with its broad High Street and historic stone houses, is conveniently located on the edge of the Cotswolds and has a thriving community and was recently voted as 5th Best Village in which to live by The Times. The village offers many facilities including churches, primary school, doctors' surgery, post office/general stores, hairdresser, wine



shops and two excellent public houses together with a host of societies and clubs offering entertainment and social events for young and old alike. Close by are the market towns of Malmesbury and Tetbury and both towns offer a wide range of shops including Waitrose and Tesco supermarkets, services, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London-Paddington are available from Chippenham.

### Directions

From Sherston High Street, turn opposite the church into Gaston Lane (by Apples and Pairs) and along the lane and proceed straight over The Tarters and continue down Gaston Lane again to the end and locate the property being the last on the left hand side. [w3w.co/incomes.nothing.enthused](http://w3w.co/incomes.nothing.enthused)

**Local Authority**  
Wiltshire Council

**Council Tax Band**  
D £1,830





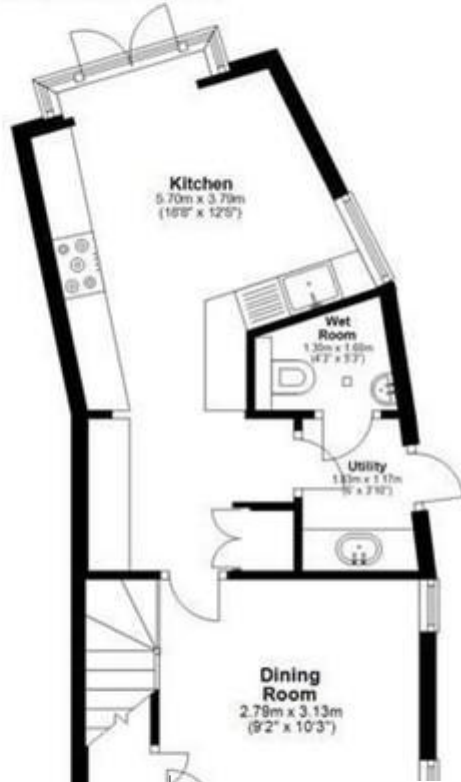




**Garage**  
3.33m x 5.86m  
(10'11" x 19'3")

### Ground Floor

Main area: approx. 43.9 sq. metres (472.9 sq. feet)  
Plus garage: approx. 19.3 sq metres (210.4 sq. feet)



**Kitchen**  
5.70m x 3.70m  
(18'9" x 12'0")

**Wet Room**  
1.30m x 1.60m  
(4'2" x 5'3")

**Utility**  
1.83m x 1.17m  
(6'0" x 3'10")

**Dining Room**  
2.78m x 3.13m  
(9'2" x 10'3")

### First Floor

Approx. 30.0 sq. metres (323.2 sq. feet)



**Bathroom**  
2.17m x 2.50m  
(7'1" x 8'2")

**Landing**  
2.78m x 1.77m  
(9'2" x 5'10")

**Bedroom 3**  
2.78m x 2.10m  
(9'2" x 6'11")

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D		
39-54	E	46   E	
21-38	F		
1-20	G		

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COTSWOLD & COUNTY (HEAD OFFICE)

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LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577

3.42m x 3.98m  
(11'3" x 13'1")

FP

3.42m x 3.98m  
(11'3" x 13'1")

Master  
room  
3.44m (11'4")  
x 3.38m (11'1") max