



JAMES PYLE & Co



Glossop Cottage, Grove Road, Sherston, Malmesbury, Wiltshire, SN16 0NF

Detached period cottage
Pretty double gabled elevation with wisteria
4 bedrooms
3 reception rooms
Kitchen/breakfast room
2 bathrooms
Driveway parking
Landscaped rear garden
Close proximity to the High Street



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £785,000

Approximately 1,640 sq.ft

‘Situated on a quiet side street close to centre of this highly sought-after village, this detached double gabled fronted Cotswold stone cottage offers tastefully presented and upgraded characterful accommodation’

The Property

Enveloped in cascades of wisteria, Glossop Cottage is a very pretty, double gabled fronted period Cotswold cottage tucked away in an excellent location close to the centre of the sought-after village of Sherston. With 18th Century origins, the cottage showcases an abundance of charm and character features whilst the interior has been significantly upgraded with modern finishes. The tastefully presented accommodation is arranged over two floors and extends in all to 1,640 sq.ft.

A spacious porch opens to the ground floor which has a superb configuration flowing from room to room. A front sitting room has a wood-burning stove at the focal point and there is a further reception room to the side. At the rear, there is a fashionable kitchen/breakfast room adjoining the dining room which has bi-fold doors connecting to the garden. Both the kitchen and dining room benefit from underfloor heating. Upstairs, there are four bedrooms accompanied by two bathrooms. One of which is

a shower room whilst the main bathroom has been updated as a very stylish suite with a free-standing bath and large walk-in shower unit.

There is private driveway parking for two cars in front of the cottage. The delightful rear garden enjoys a good degree of privacy and seclusion screened by high-stone walling. The garden is landscaped to a patio terrace with a lawn to the side, whilst steps lead up to a raised sun terrace. Located down the side of the cottage, there is a timber shed providing storage.

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, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

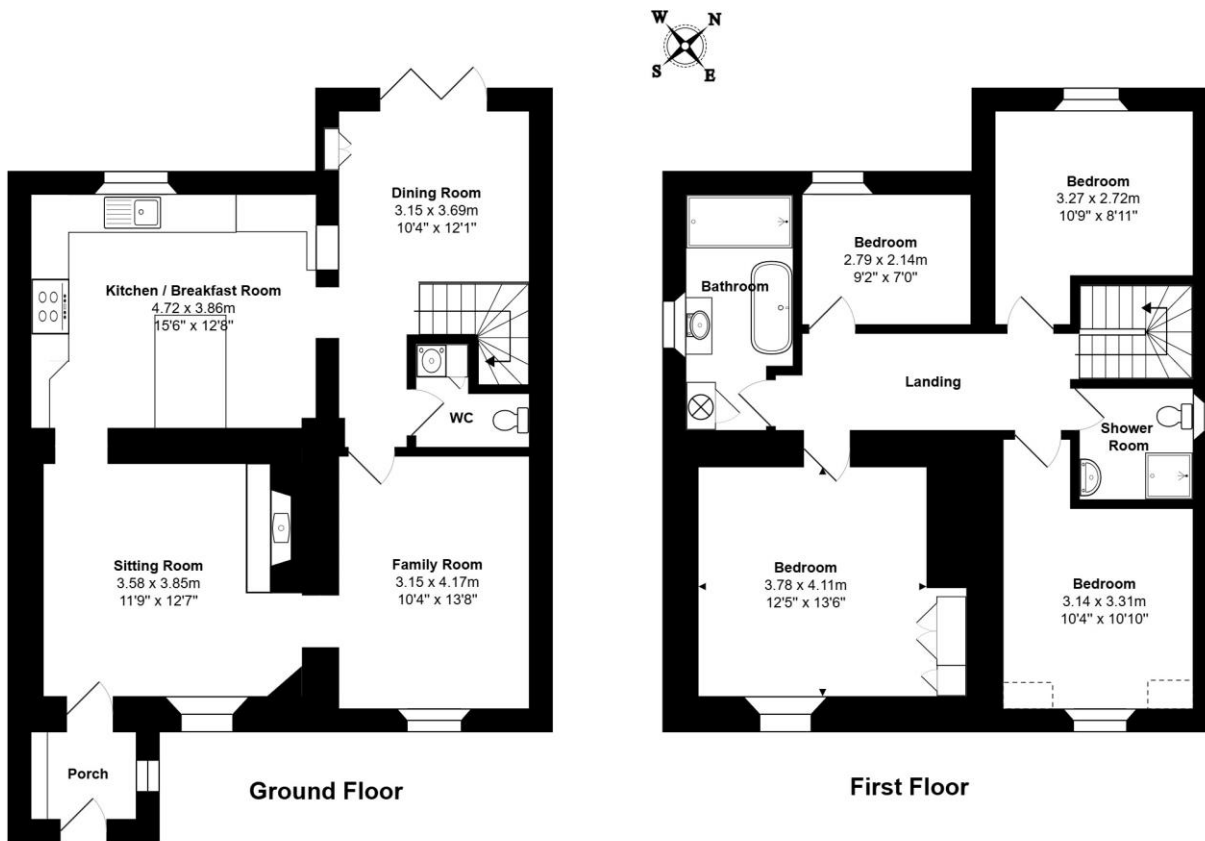
Directions

From the High Street, head west towards Luckington and take the sharp left hand turn onto Grove Road. Locate the property on the left hand side after a short distance.

Postcode SN16 0NF

What3words: ///special.centuries.mailings





Total Area: 152.4 m² ... 1640 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			77
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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