



7 North End Gardens, Sherston, Malmesbury, Wiltshire, SN16 0NL

Mid-terraced bungalow
2 bedrooms
Home office
Open plan kitchen/reception room
Private parking
Enclosed garden
Within walking distance of the village centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £285,000

Approximately 546 sq.ft excluding outbuildings

‘Located towards the rural edge of the village and a 10-minute walk from High Street, this terraced bungalow offers 2 bedroom accommodation with an external home office and private parking’



The Property

This mid-terraced bungalow is positioned towards the rural edge of Sherston and situated within a 10-minute walk of the High Street and many amenities. Built in the 1960s, the property is well-presented and has been upgraded with a reconfigured open plan kitchen/reception and the construction of a home office. Internally, the main accommodation extends to around 546 sq.ft.

The living area comprises a living room with a fireplace and is open to the kitchen which has a fitted breakfast bar at the centre. There are two double bedrooms beside a bathroom. Externally, the property is accompanied by the new home office which has underfloor heating and WiFi whilst there is a utility/store room.

There is plenty of private parking over a gravelled driveway at the front. The garden is fully enclosed at the rear with a right of way at the side providing rear access.

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 LPG central heating, mains drainage, water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. 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 C.

Directions

From Sherston High Street, turn onto Court Street opposite the shop. Follow the road passing the primary school and locate number 7 on the right-hand side after the turning into North End Gardens.

Postcode SN16 0NL

What3words: ///blotches.streetcar.copes

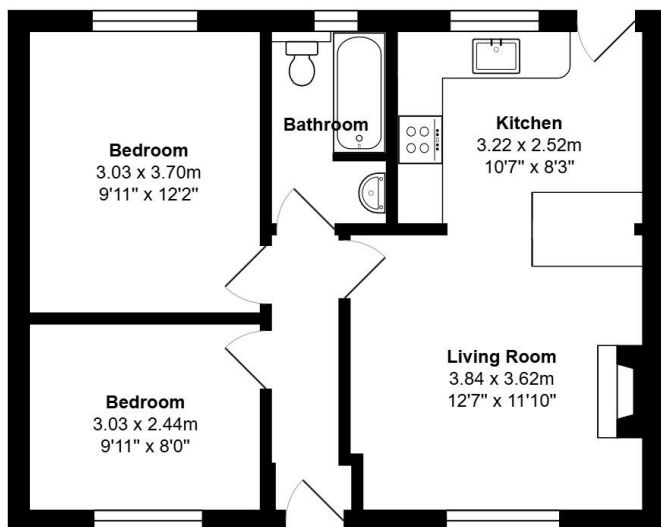
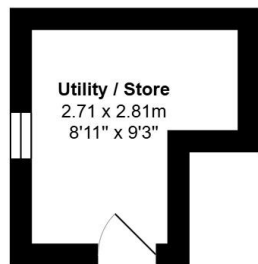




Main Area: 50.8 m.sq. ... 546 sq.ft.

Total Area: 63.7 m² ... 686 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient – lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient – higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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