



18 Manor Close, Sherston, Wiltshire, SN16 0NS

Impressive detached house
 Substantially extended and reconfigured
 Upgraded air source heating system
 4 bedrooms, 2 bathrooms
 Stunning kitchen/family room
 Further reception room
 Good-sized rear garden with outbuilding
 Private parking and garage/store
 Within walking distance to the village centre



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £685,000

Approximately 1,499 sq.ft excluding garage

‘This detached house has undergone a very impressive transformation of being substantially extended and upgraded creating a beautifully presented family sized home in this highly sought-after village’



The Property

18 Manor Close is a stunning detached home having been completely modernised and extended in recent years and a total transformation from its original 1970s design and build. The property is positioned within a popular mature cul-de-sac within walking distance to the village centre and many amenities. The beautifully presented accommodation extends to around 1,500 sq.ft and benefits from an upgraded air source heat pump system and double glazing.

At the heart of the home is an impressive kitchen/family room with full-width bi-fold doors flowing out to the larger than average garden. The kitchen is equipped with a peninsula breakfast bar as well as integrated fridge, oven, combi-oven, dishwasher and induction hob. The living area has a cosy element with a wood-burning stove. There is a separate sitting room arranged at the front whilst to the side there is a utility, boot room

and downstairs WC. Upstairs there are now four bedrooms, an en-suite to the main bedroom, plus a stylish family bathroom fitted with both a bath and shower unit.

Externally, the front has been landscaped with a large driveway in front of the garage/store, ideal for bikes and storage. The rear garden has also been subject of landscaping with patio terraces, a lawn surrounded by planted borders, while a outbuilding at the far end provides additional external storage beside a covered seating area.

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 air source heat pump 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 D.

Directions

From the centre of Sherston, head up Court Street for 1/4 mile and turn right after the Primary School into Strongs Close. Continue straight on into Manor Close where the property is immediately ahead.

Postcode SN16 0NS
 What3words: ///riverbed.optimally.sprayed



