

Wold Cottage, 7 Cliff Road, Sherston, Wiltshire, Gloucestershire, SN16 0LN

Pretty Cotswold stone cottage
Well-proportioned with fantastic potential
to improve
Close to the village centre
3 bedrooms
Kitchen/dining room
Characterful living room
Private west-facing garden
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £495,000

Approximately 1,465 sq.ft

‘This very pretty Cotswold stone cottage is conveniently located close to the High Street and a range of amenities, with light-filled accommodation accompanied by a lovely westerly garden’



The Property

Wold Cottage is a very pretty double fronted end-terraced Cotswold stone built cottage situated in a popular residential street close to the village centre and its many amenities. The cottage has a lovely homely feel and offers light filled accommodation. The accommodation is deceptively spacious extending to around 1,465 sq.ft. requiring general update with great scope for the next owners to put their stamp on it.

The ground floor layout includes a spacious entrance hall with galleried landing above, a characterful living room, good-sized kitchen/dining room with a conservatory at the rear overlooking the garden. There is also a utility room/downstairs WC. On the first floor there are two double bedrooms and a further single bedroom plus a bathroom.

To the rear is a delightful private garden enjoying a westerly aspect. The garden is

vibrant with well-established shrubs laid with seating terraces and a store shed. On street parking is easily available on Cliff Road.

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, mains drainage, 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. Information taken from the Ofcom

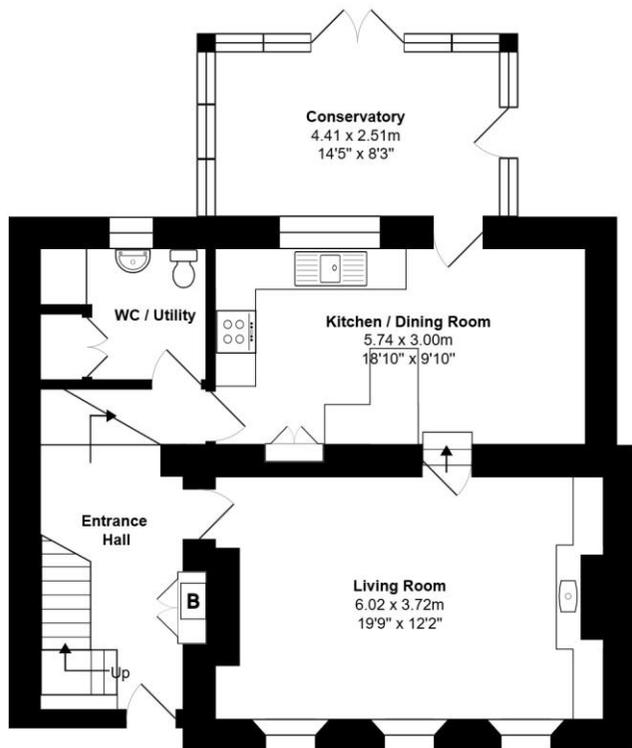
mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

Directions

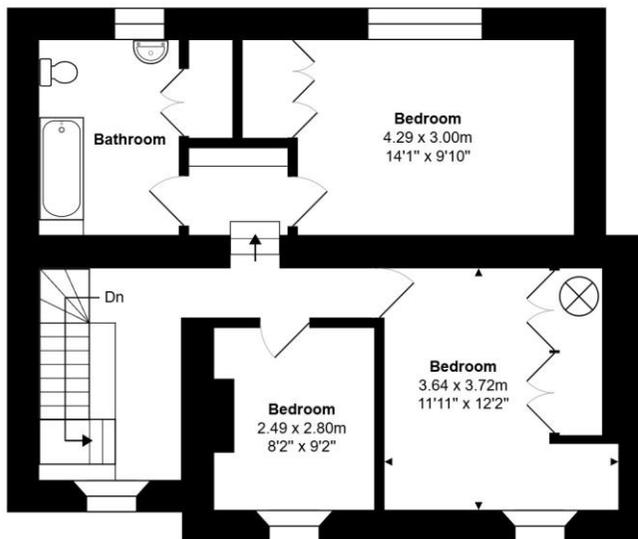
From Sherston High Street, turn onto Court Street opposite the shop and take the next left onto Cliff Road. The property is located shortly down the road on the right hand side.

Postcode SN16 0LN
What3words: ///chef.chap.delay





Ground Floor



First Floor

Total Area: 136.1 m² ... 1465 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient – lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient – higher running costs			
England & Wales		EU Directive 2002/91/EC	

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