



18 The Barton, Easton Town, Sherston, Wiltshire, SN16 0LS



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £365,000**

Approximately 828 sq.ft

‘Hidden down a private drive and backing onto fields for a lovely open outlook, this cosy character cottage is accompanied by an excellent 240ft long garden’

Cosy character cottage  
Hidden away location backing onto fields  
240ft long garden  
2 bedrooms  
Open plan arrangement with underfloor heating  
Beautifully presented and renovated  
Integrated kitchen  
Easy short walk to the village centre  
No chain



### The Property

This cosy cottage is discreetly tucked away in the sought-after village of Sherston enjoying an open outlook across its 240ft ft garden and fields beyond. The High Street is within easy walking distance offering a range of amenities. The property has been previously renovated and extended creating an excellent 'move-in ready' home which is beautifully presented.

The ground floor benefits from underfloor heating whilst the layout flows superbly as open plan with the addition of internal bi-fold doors. The living room area enjoys a cosy wood-burning stove inset the fireplace whilst the dining area adjoins the kitchen. The kitchen is well-equipped with integrated appliances including a fridge/freezer, dishwasher and washing machine. There is a downstairs WC off the kitchen. On the first floor, there is a bedroom beside the main bathroom which is fitted with a shower over the bath. There is a further attic bedroom on the top floor. The fantastic position allows for far-reaching views across the adjoining countryside.

The property is hidden down a private drive which accesses just a handful of homes. There is parking available. The garden is a true delight reaching some 240ft in length and backing onto fields. The garden has been landscaped with a picket-fence enclosed large seating terrace and lawn. Beyond there is a further lawned garden.

### 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 electric heating and underfloor heating, mains drainage and water. 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 C.

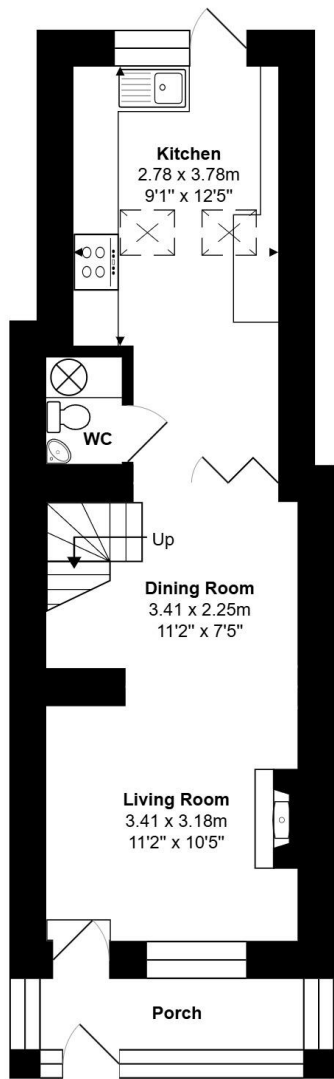
### Directions

From Sherston High Street, head towards Malmesbury along Church Street. Pass the turning to Easton Square and take the next private left hand drive onto The Barton. The property is located in the terrace at the end of the drive.

Postcode SN16 0LS

What3words: ///boil.mint.slouched



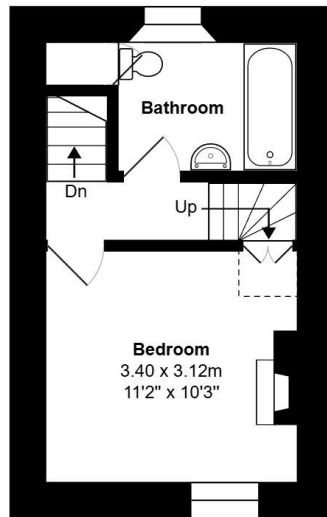


**Ground Floor**

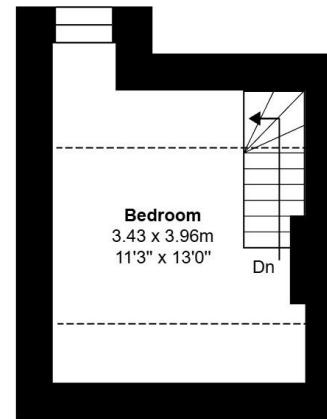


Total Area: 76.9 m<sup>2</sup> ... 828 ft<sup>2</sup>

All measurements are approximate and for display purposes only



**First Floor**



**Second Floor**



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