



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



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**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’

### 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.

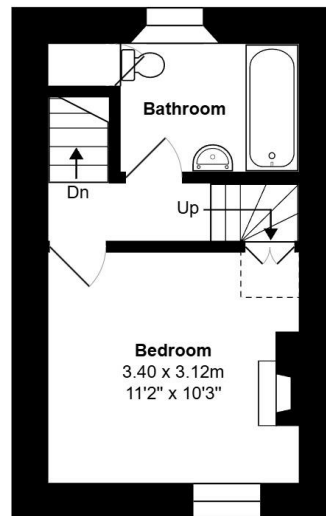
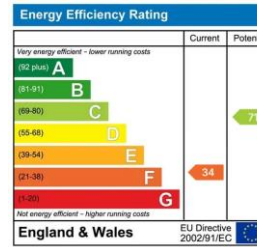
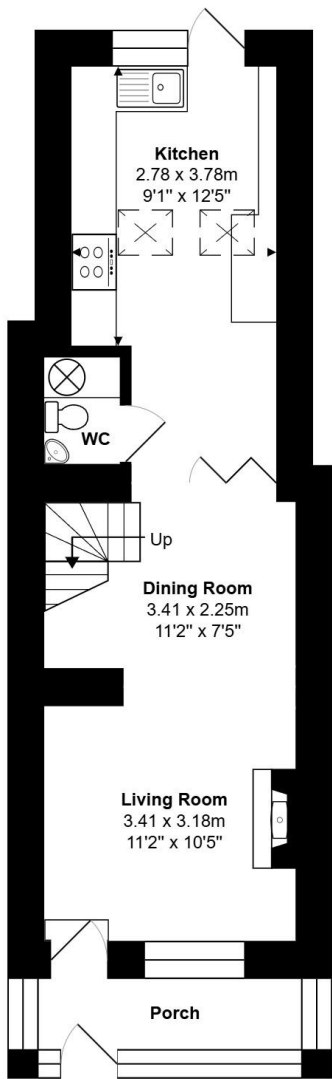
### Directions

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.

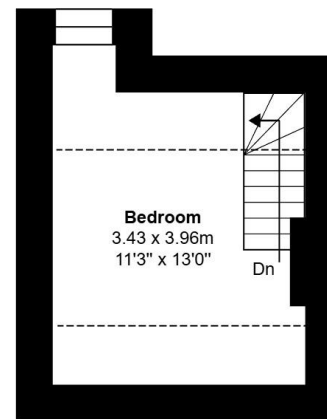
Postcode SN16 0LS

What3words: ///boil.mint.slouched





First Floor



Second Floor



James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577