BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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Cuckoo Cottage, Sherston

Price Guide £925,000

Beautifully presented detached character cottage (1874 sq ft) in sought-after village

Entrance hall, bespoke kitchen/dining room. Sitting room, two further receptions.
Ground floor shower room, boot room. Four double bedrooms, one single bedroom, family bathroom.
Garage with off road parking and enclosed south-facing rear garden with seating area.

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The Property

Tucked away on a quiet lane in a desirable village to the west of Malmesbury, this charming detached cottage effortlessly blends period character with modern comforts. Recently updated and improved by the current owner, the property retains a wealth of original features, including exposed beams, fireplaces, and floorboards. Set over two floors, the spacious and versatile accommodation comprises an inviting entrance hall with character fireplace, cosy sitting room with log burner and French doors to the garden, two further reception rooms, and a thoughtfully designed kitchen/dining room again with doors opening onto the garden—perfect for indoor-outdoor living. A handy boot room with side access and stone tiled flooring adds to the practicality. A downstairs shower room completes the ground floor. Upstairs, a generous landing leads to four double bedrooms and a fifth single bedroom, along with a well-appointed family bathroom. The sunny, south-facing rear garden offers a peaceful retreat, with a lovely seating area ideal for entertaining or relaxing. The property also benefits from a garage and off-road parking. A rare opportunity to acquire a beautifully maintained period home in a vibrant village community within easy reach of Malmesbury.

General

Mains water, electricity and drainage are connected. An oil fired boiler provides central heating and hot water. Double glazed wooden windows throughout. Underfloor heating on the ground floor. Wiltshire Council Tax Band G - £3,988.33 payable for 2025/26. EPC rating: E - 51.

Sherston

Nestled within an Area of Outstanding Natural Beauty on the edge of the Cotswolds, Sherston is a picturesque village renowned for its characterful properties and exceptionally wide high street. The village boasts a thriving community and a superb range of amenities, including a historic church, well-regarded primary school, doctor's surgery, Co-op shop and post office, coffee shops, hairdresser, Indian restaurant, garden centre, and the ever-popular Rattlebone Inn. Located just five miles from the beautiful market towns of Malmesbury and Tetbury, residents enjoy convenient access to a broader selection of shops, eateries, and services. A further range of independent schools are nearby, many offering dedicated transport services. Commuters are well served by excellent transport links. Junctions 17 and 18 of the M4 are both within 8 miles, providing easy access to Bath, Bristol, and other regional centres. Chippenham railway station offers direct trains to London Paddington in around 65–70 minutes. Bristol Airport is the closest for air travel, with London Heathrow also easily reached via the M4. Sherston offers a rare blend of country living with modern convenience — ideal for families, professionals, and those seeking a peaceful yet connected lifestyle.

Directions to SN16 0NF

From Malmesbury proceed west on the B4040, passing through Pinkney, until reaching Sherston. On entering the village take the left hand turning, before the Rattlebone public house, into Noble Street. Branch off right into Grove Road and the property is situated straight ahead.

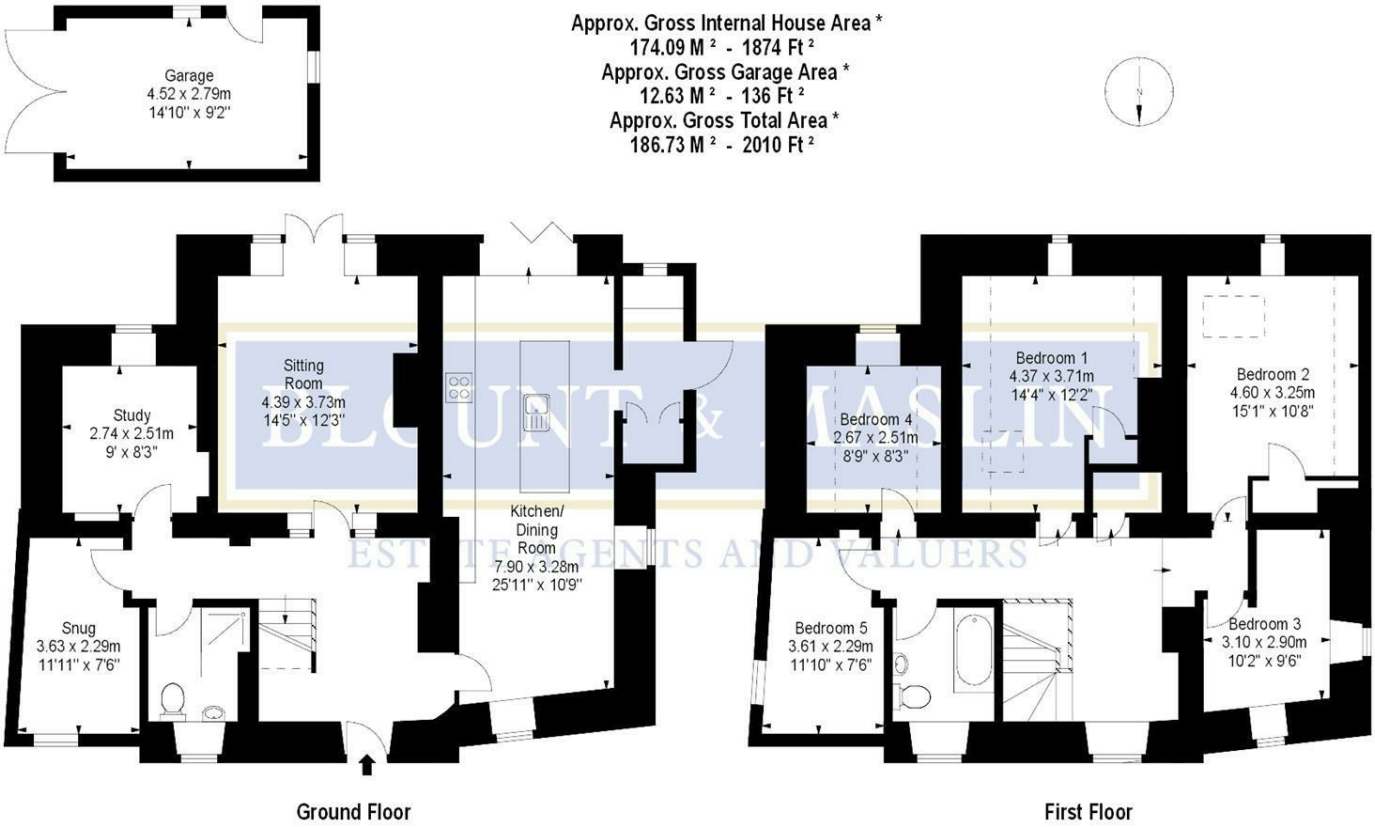

Illustration For Identification Purposes Only. Not To Scale

* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.