

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Rose Cottage, Noble Street, Sherston

Price Guide £425,000

A detached bungalow (677 sq ft) tucked away just off the centre of this thriving village.

2 double bedrooms, shower room. Hall, living/dining room, kitchen, lobby.

South facing front garden, walled rear courtyard with useful outbuilding.

NO ONWARD CHAIN





# Rose Cottage Noble Street, Sherston

## The Property

This mature detached bungalow is tucked away in a secluded location and enclosed by mellow Cotswold stone walls, just off the centre of this bustling village. The accommodation is light and airy with virtually all rooms enjoying a dual aspect. The south facing front garden is a delightful sun trap, while the courtyard at the rear still attracts lots of natural light. There is scope to incorporate the outbuilding to create a larger kitchen/breakfast room with a utility area and WC and equally, it may be possible to create a two storey home, subject to obtaining the necessary planning consent.

## The Accommodation

By virtue of the approach, the main entrance is at the rear and leads into a lobby and in turn the kitchen. This enjoys a dual aspect and has a good range of units with space for the cooker, fridge and washing machine. There is a useful built-in cupboard and a door to the hall, with two further built-in cupboards, one housing the hot water cylinder, and also a trap door to the loft. The living room at the front is dual aspect and includes an external door, together with space for a dining table and an open fireplace. Both the bedrooms are dual aspect and include fitted wardrobes. The shower room has an electric shower and is large enough to accommodate a bath if required.

## Outside

Approached along a path with lawn and borders to one side, the property is tucked away behind a gated

entrance. At the front there is a lawn and mature borders with a southerly aspect over the adjacent Tarters. At the rear is a paved courtyard with a useful outbuilding and high stone walls. At present a gate leads into the adjacent property in the same ownership, where an off-road parking space can be rented subject to annual licence.

## General

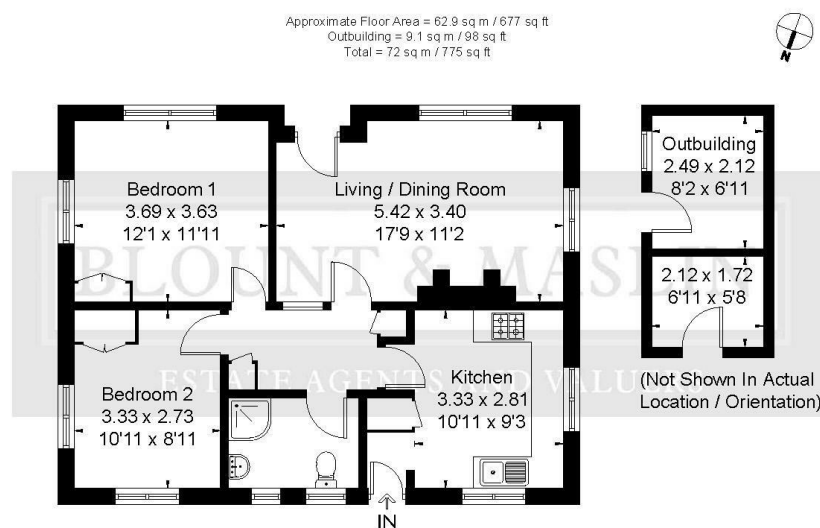
Mains water, electricity and drainage are connected. Electric heaters in each room. Council Tax Band D - £2,059.11 payable for 2022/23. EPC rating band E - 43.

## Location

This popular and lively village lies about six miles from the lovely old towns of Malmesbury and Tetbury. The village supports two public houses, a primary school, church, village hall, a thriving shop with Post Office and a doctors surgery. Junction 17 and 18 of the M4 are both within eight miles and provide easy access to the areas major employment centres including Swindon, Bath and Bristol.

## Directions to SN16 0NA

From Malmesbury head west to Sherston on the B4040. Proceed into the village and, just past the Church, turn left into Noble Street. Continue along for about 100 yards and the gateway to the property is on your left hand side, denoted by our 'For Sale' board.



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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.