



3 Bedroom  
Semi-Detached  
House  
in Sherston

£2,000 PCM

22 Gaston Lane  
Sherston  
Malmesbury  
SN16 0LY



Victoria Allman  
lettings



- Period cottage in popular village
- Lovely countryside views
- Two reception rooms
- Kitchen / breakfast room
- Three bedrooms
- Two bathrooms
- Southwest facing garden
- Parking and garage
- EPC rating E
- Council tax Band D £2,443 pa

## SUMMARY

An attractive three bedroom period cottage located on the edge of Sherston with fabulous countryside views. The property benefits from a lovely kitchen / breakfast room, separate utility / wet room, two reception rooms and a family bathroom. Front and back garden, driveway and garage are also included.

Available from early August.



## DESCRIPTION

Located at the end of a quiet street, 22 Gaston Lane has a lovely rural setting with great countryside views whilst also being in walking distance to all the local amenities of this popular village.

Spread over three floors and retaining many period features, the property has a cosy living room with a wood burner, a separate family room, and lovely, light kitchen / breakfast room with vaulted ceiling. There is also a separate utility and wet room. On the first floor are two good size bedrooms and a family bathroom with separate shower cubicle. The impressive master bedroom is located on the second floor, with fitted wardrobes and beautiful period beams. Externally, the property has both a front and back garden, the latter being southwest facing and enjoying wonderful views of the surrounding countryside. There is also a private driveway and garage.

## SITUATION

The beautiful and much sought after village of Sherston with its broad High Street and historic stone houses is conveniently located on the edge of the Cotswolds and was recently voted the 5th Best Village in which to live by The Times.

The village has a broad range of facilities including a well-regarded primary school, doctors' surgery, post office / general store, churches, hairdresser, wine shop, a great cafe, and the excellent Rattlebone public house. There is a thriving village community with a host of societies and clubs offering entertainment, sports and social events for young and old alike, as well as the famous annual Boules festival in July.

Close by are the market towns of Malmesbury and Tetbury which offer a wide range of shops and services including Waitrose and Tesco supermarkets, excellent schools and leisure facilities. Junctions 17 & 18 of the M4 are both within 15 minutes' drive providing easy commuter access to Bath, Bristol and Swindon whilst rail services to London Paddington and other regional centres are available from Chippenham.



3



2



2



E







**Ground Floor**  
Main area: approx. 43.9 sq. metres (472.9 sq. feet)  
Plus garages, approx. 19.5 sq. metres (210.4 sq. feet)

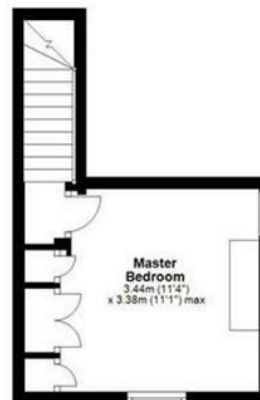





Main area: Approx. 90.1 sq. metres (969.7 sq. feet)  
Plus garages, approx. 19.5 sq. metres (210.4 sq. feet)

**First Floor**  
Approx. 30.0 sq. metres (323.2 sq. feet)



**Second Floor**  
Approx. 16.1 sq. metres (173.6 sq. feet)



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

## DIRECTIONS

From The Rattlebone pub continue on Sherston High Street with the church on the left hand side. Just opposite the church, turn right into Gaston Lane. Continue along the lane straight over The Tartars to the end. The property is the last house on the left hand side.

Postcode: SN16 0LY

what3words:  
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## CONTACT

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