



3 Bedroom
Semi-Detached
House
in Sherston

£2,000 PCM

6 Easton Town
Sherston
Malmesbury
SN16 0LS



Victoria Allman
lettings

- Semi-detached three storey family home
- Highly desirable village location
- Three bedroom; 2 reception rooms
- Flexible attic room and storage space
- Large rear garden
- Off-street parking
- EPC rating E
- Council Tax Band E (2,986 pa)



SUMMARY

Located in the heart of the highly popular village of Sherston, 6 Easton Town is a well presented and spacious three bedroom family home with garden and off-street parking.

The property provides an ideal base for those looking to take advantage of the thriving Sherston community and nearby popular market towns of Tetbury and Malmesbury, whilst also enjoying the splendour of the surrounding North Wiltshire countryside.



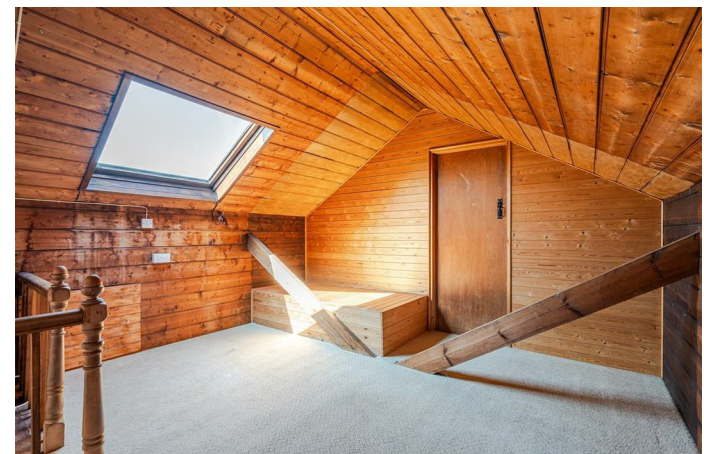
DESCRIPTION

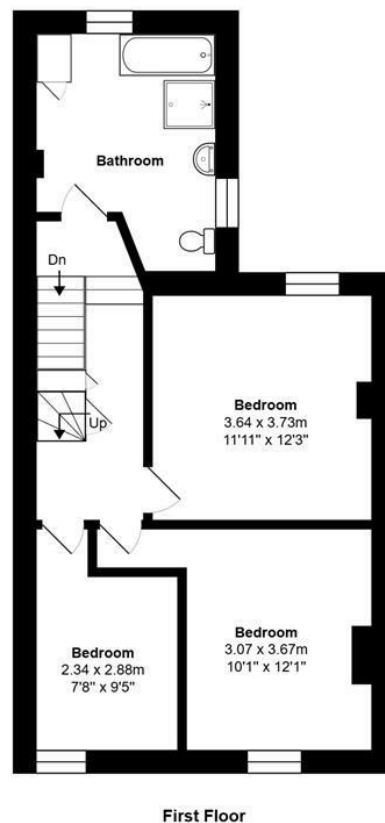
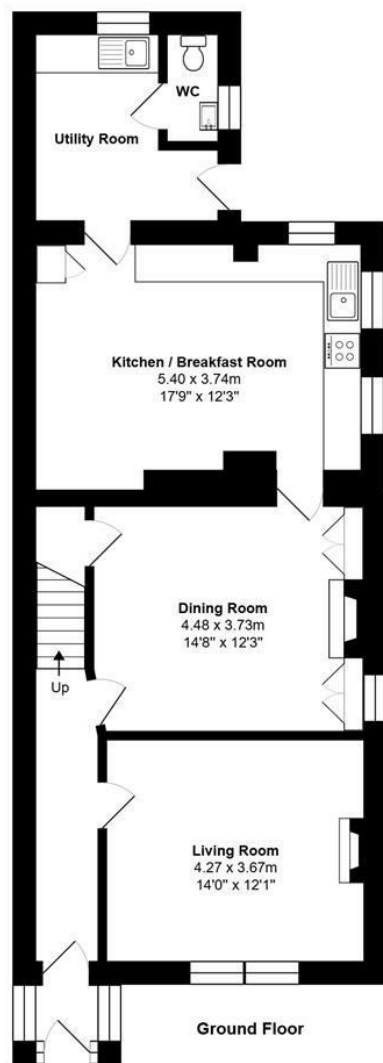
Located in the heart of the village, this well presented and spacious family home has been refurbished to a high specification and encompasses a total area of 1,649 sq ft. On entering the property there are two flexible, good-size reception rooms at the front of the house, and a light and spacious kitchen / breakfast room complete with built-in appliances, and stylish fitted units and worktops. A utility room with separate toilet leads through to the back garden. Upstairs there are two double bedrooms and a single bedroom as well as a newly installed bathroom suite with separate shower and bath. On the third floor there is a useful attic room together with a separate handy store room. Externally, there is a private patio area and lawned garden with a shed, as well as off-street parking for two cars.

SITUATION

Just a few miles west of Malmesbury and close to the Cotswold border, Sherston offers the charm of a classic English village – complete with stone cottages, a bustling high street, and a strong sense of local identity. With its award-winning status as one of the best villages to live in the UK, Sherston is highly popular with families, professionals, and retirees looking for a peaceful but connected place to call home. For a village of its size, Sherston offers a fantastic range of amenities. The high street features a popular village shop with post office, a wine shop, a hairdresser, the popular Angel Café, and the excellent Rattlebone Inn. Sherston is well served by its own primary school; Luckington Community School in the neighbouring village also provides a great option. For secondary education, students typically attend the 'OFSTED Outstanding' Malmesbury School. A number of independent schools are also within easy reach – including Westonbirt School (ages 3-18), and Beaudesert Park (ages 3-13) – as well as various popular private schools in Bath, giving families a range of educational choices.

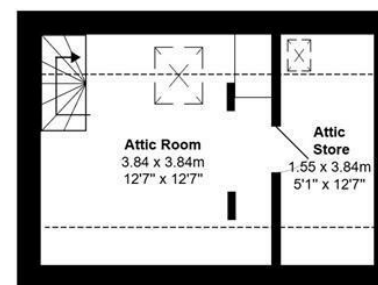
Sherston has good transport links with the A429 and A433 providing quick access to Malmesbury, Tetbury, and the M4 motorway. From here, larger hubs such as Bristol, Bath, and Swindon are within commuting distance. Kemble and Chippenham railway stations are about 20-25 minutes away by car and offer direct trains to London Paddington in under 70 minutes.





Total Area: 153.2 m² ... 1649 ft²

All measurements are approximate and for display purposes only



Second Floor

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

DIRECTIONS

Head to the High Street in Sherston on the B4040. Follow the B4040 east towards Malmesbury - you will pass the village store and post office and the Rattlebone pub on your right hand side. Continue straight on and the property is on the left hand side, opposite The Bridge restaurant.
Postcode: SN16 0LS
What3Words: [///homes.treaties.gathering](https://www.what3words.com/#!/homes.treaties.gathering)

CONTACT

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