



2 Bedroom
Character Cottage
in Sherston

£1,200 PCM

22 Cliff Road
Sherston
Malmesbury
SN16 0LN



Victoria Allman
lettings

- Charming two bedroom Cotswold stone cottage in the heart of Sherston
- Exceptional kitchen/dining room
- Pretty sitting room with wood-burning stove
- Two bedrooms
- Courtyard garden to the rear and enclosed gravel garden to the front
- Unrestricted parking on Cliff Road
- Council Tax Band C (Wiltshire)
- Available from mid-October



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SUMMARY

22 Cliff Road is a charming Cotswold stone period cottage situated in the heart of the highly desirable village of Sherston. Available unfurnished on a long-term let from mid-October.

DESCRIPTION

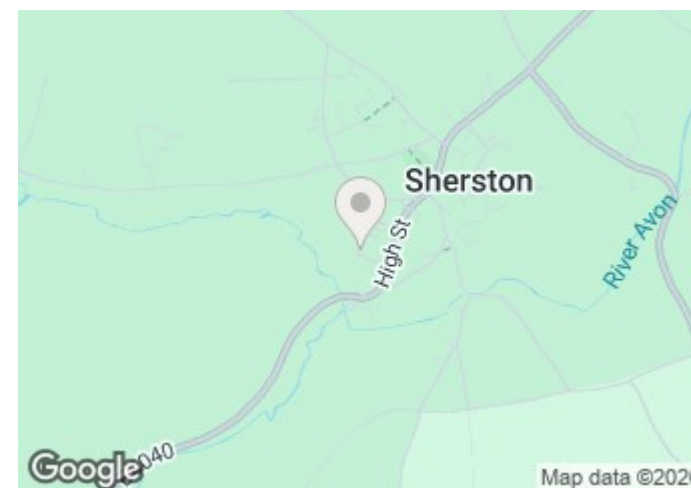
Set in the heart of the village and within easy walking distance of all local amenities, this charming two bedroom cottage offers beautifully presented accommodation throughout. The front door opens into a pretty sitting room warmed by a wood burning stove, while to the rear a generous 18' kitchen/dining room provides an excellent space for cooking and entertaining. Flagged stone flooring with underfloor heating runs throughout the ground floor, adding both character and comfort. Upstairs, two well-proportioned bedrooms are served by a modern bathroom with a shower over the bath.

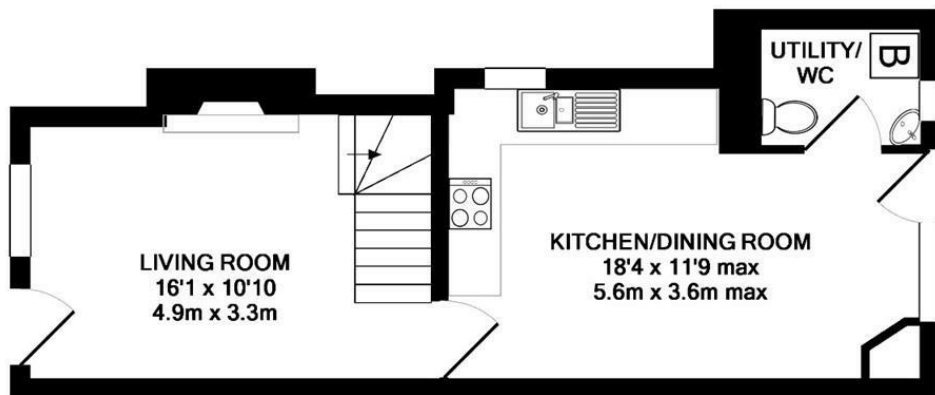
Outside, a small courtyard-style garden to the rear offers a sunny spot to relax, while a neat enclosed gravel garden sits to the front. Unrestricted parking is available on Cliff Road, adding further convenience to this lovely village home.

SITUATION

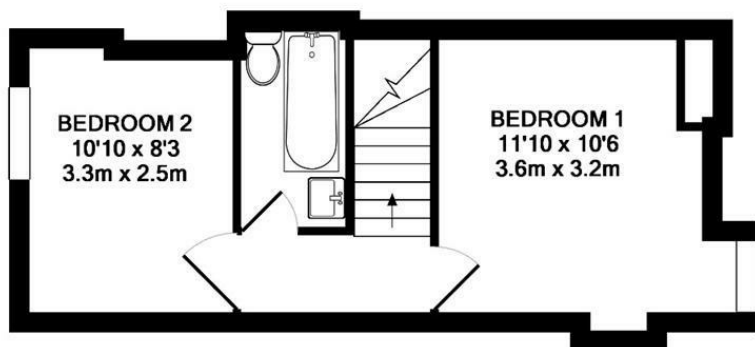
Sherston is a beautiful and much sought-after village on the edge of the Cotswolds, known for its broad High Street, historic stone houses and thriving community. The village is well served by local amenities, including a well-regarded primary school, doctors' surgery, post office/general stores, hairdresser and cafes, along with the popular Rattlebone Inn and a host of clubs and societies offering entertainment and social events for all ages. The nearby market towns of Malmesbury and Tetbury provide a wider range of shops, including Waitrose and Tesco supermarkets, along with services, excellent schools and leisure facilities.

Junctions 17 and 18 of the M4 are both within a 15-minute drive, offering easy commuter access to Bath, Bristol and Swindon, while rail services to London Paddington run from Chippenham, Swindon and Kemble.





GROUND FLOOR
APPROX. FLOOR
AREA 398 SQ.FT.
(36.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 294 SQ.FT.
(27.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 692 SQ.FT. (64.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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DIRECTIONS

From the centre of the village, head along the High Street towards Luckington. At the end of the High Street, turn right into Silver Street and right again into Cliff Road. Number 22 is on the right hand side.

Postcode: SN16 0LN

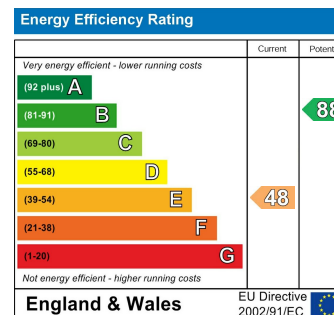
CONTACT

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REQUIRED INFORMATION

We understand the property has mains electricity, water, drainage and oil fired central heating. Superfast broadband is available in this area; mobile coverage is classed as good outdoors and in-home – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.



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