

## 22 Gaston Lane Sherston, SN16 0LY



Delightful period stone cottage • Short walk into this chocolate box village • Quirky accommodation with thoughtful storage • Kitchen-breakfast room with views across the fields • Sitting room with wood burning stove • Gardens on two sides - catching the sun all day • EPC E

Asking Price  
**£550,000**

# 22 Gaston Lane

Sherston, SN16 0LY

## Key Features



3  
Bedrooms



2  
Bathrooms



2  
Receptions

## About the property

Tranquilly set at the end of a no through lane, this attractive period cottage has plenty of things to love.

Accessed through the front garden, pretty with English country garden planting and a path leading to the large garage. The porch has cleverly designed storage for shoes and boots.

The sitting room is elegant with wooden flooring and a wood burning stove, the dining room is spacious with stairs rising to the first floor and cleverly designed storage under the stairs.

The kitchen has been planned to optimise every part with double doors into the garden and an interesting glass window which runs across the dividing wall. Adjacent is a utility room with access to the side and a wet room.

Upstairs on the first floor there is a double bedroom and a single bedroom with a fabulous bathroom with a separate shower. On the second floor is a vaulted ceiling bedroom with exposed beams and a wonderful view of the church.

Outside there is driveway parking to the garage, gates lead into the front garden. At the rear there is a fully enclosed garden which overlooks open fields.

The property benefits from an alarm system and has no onward chain.

## Amenities

Sherston is a picturesque and highly popular Cotswold village, and within which there is a vibrant village community with many local clubs and societies. Facilities in the village include a General Store and Post Office, a well-respected Primary School, Village Hall, Doctors Surgery, Public House, Farm Shop, Church and Chapel.

This characterful village is within close proximity of the market towns of Tetbury and Malmesbury,

both about five miles away from the village, which have a larger variety of shops and restaurants. Well placed for commuter links, the village is 6 miles from the M4 at Junction 17 and 18, perfect for a commute to Bristol or Bath. There are main line stations for London Paddington and Bristol with trains from Kemble, approximately 14 miles away and Chippenham, approximately 11 miles away.

The village is surrounded by scenic countryside with the River Avon meandering through the valley below the village and providing the perfect location for walking, cycling and riding.

## Directions

From our office in Church Lane, head towards Bath over Bath Bridge. Turn right opposite Westonbirt Arboretum entrance signed Westonbirt village. Follow the Road to the T junction and turn right. Take the first turning on the left hand side into Easton Square, following the road round and take the left into Gaston Lane. The property can be found at the end of the road by the footpath.

## Services & Tenure

The tenure is Freehold. The property is connected to Mains Drains and Water, Electricity and Oil central heating.

## Local Authority

Wiltshire Council

## Our reference

TET/HP/20250524

## We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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## *what the owner said*

Peaceful area of the village with beautiful countryside views but easy walking distance into the main village. No passing traffic as no through road, safe for our cats.

Sun rises over the kitchen and sets over the front garden so you can enjoy the outside all day.

We've loved growing there as a family it's such a cosy family home with plenty of outside space













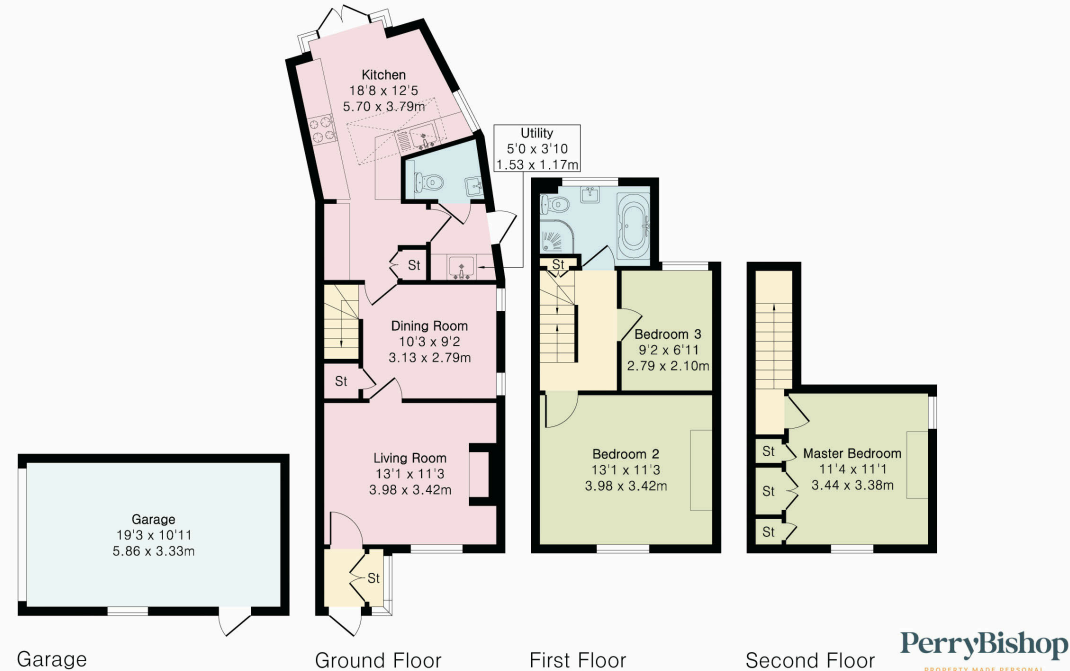
## Approximate Gross Internal Area 1180 sq ft - 110 sq m

Ground Floor Area 473 sq ft – 44 sq m

First Floor Area 323 sq ft – 30 sq m

Second Area 174 sq ft – 16 sq m

Garage Area 210 sq ft – 20 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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