

Copper Beeches

Sherston, Malmesbury





A Stunning & spacious 4 bedroom detached property on the edge of a village, with outreaching rural views and a large detached double garage with accommodation over.

Malmesbury 5.5 miles, Tetbury 5.5 miles, Chippenham Station 12 miles (Paddington 63 minutes), Kemble Station 13 miles (Paddington 72 minutes), Cirencester 15 miles, Bath 18 miles, Bristol Airport 30 miles.
(All distances are approximate).


4


3


2

Summary of accommodation

Main House


Entrance Hall | Kitchen dining room | Large utility boot room | WC | Drawing room | Study
Principal bedroom with en suite | 3 further double bedrooms, one ensuite and a jack and jill bathroom Laundry room


Outside


Detached double garage with storage area accommodation and WC over


Situation


Sherston has a village cricket ground and a large range of clubs and societies with many social events for example the Boules weekend, Westonbirt Arboretum has events throughout the seasons and Highgrove and Tetbury's Good shed a cultural HUB.


 Sherston Coop, post office, doctors' surgery, coffee shops, gift shops, hairdresser, garden centre. Further amenities at Tetbury, Malmesbury, Cirencester, Nailsworth, Minchinhampton, Stroud, Bath, Chippenham and Bristol.


 The famous 16th century Rattlebone Inn, The Angel is a café and has rooms, Courtyard Café.


 Connections to the M4 Jct 17 and Jct 18

 Heathrow Airport, Bristol Airport.


 Kemble and Chippenham with direct train services to London Paddington and the West Country.


 Tetbury and Minchinhampton, Bath & Gloucester

 Bath and Cheltenham. Hunting with the Beaufort hounds. Eventing at Badminton and Gatcombe. Polo at Beaufort Polo Club.

 Westonbirt and Minchinhampton.

 Cotswold Water Park.

 Sherston is extremely stunning with undulating rural countryside and a good network of local walks and byways.

 Sherston village pre and primary schools, and Malmesbury secondary school (Ofsted: Outstanding). Private schools in the area including Beaudesert Park, Westonbirt, Rendcomb, the Cheltenham Colleges. First-class grammar schools in Stroud and Cheltenham.



The Property

Copper Beeches is an impressively well designed property with over 4,000 square feet, set on the edge of this beautiful historic Cotswolds village, Sherston, which is in the Area of Outstanding Natural Beauty, and is regarded as one of the best all round villages in England.

Copper Beeches has been well designed to offer such spacious and light proportions, with highly practical yet luxurious living, to an exacting standard. The kitchen dining/living area is vast, both with bifold doors, that has impressive built in kitchen with a Bertazzoni Professional series XG electric range cooker and induction hob. There is also a large utility/boot room. The living area flows from the hall and kitchen area, downstairs there are two wood burners and a large study.

Upstairs are four large bedrooms all having impressive vaulted ceilings. The principal bedroom has a large en suite and rural views.

Outside, there is a large heated double garage with electric doors and a separate accommodation/home office and WC area for extra guests or entertaining.





Gardens & Grounds

Cooper Beeches has a large, gravelled parking which would have room for a large camper van. There is a detached garage with separate access to accommodation over. The rear south-facing garden can be access from the drive and features a large, paved area to the rear of the house, with paths through pretty borders to the lawn area which a large, decked area. A Cotswold stone wall serves as the boundary, which overlooks stunning rural views.

FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 302 sq m / 3,246 sq ft

Outbuilding: 72.4 sq m / 779 sq ft

Total: 374.4 sq m / 4,025 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



PROPERTY INFORMATION

Property Information

- Services:**
Mains water and private drainage.
Oil fired heating and hot water
- Tenure:**
Freehold
- Local Authority:**
Wiltshire Council
- Council Tax:**
Band F
- EPC:**
C
- Postcode:**
SN16 0LU
- What3Words:**
///muddle.expired.perfumed
- Offers in excess of:**
£1,500,000
- Viewings:**
All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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