



JAMES PYLE<sup>Co.</sup>

Old School House, Ashley, Tetbury, GL8 8SX

Stunning Rural Location  
 Large Garden  
 Two reception rooms  
 Kitchen/Breakfast Room  
 Study  
 Four Bedrooms

Approximately 2,101 sq ft



01666 840 886  
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**£3,600 pcm**

“ A beautifully appointed, four bedroom former Victorian school house in the sought-after village of Ashley”

**The Property**

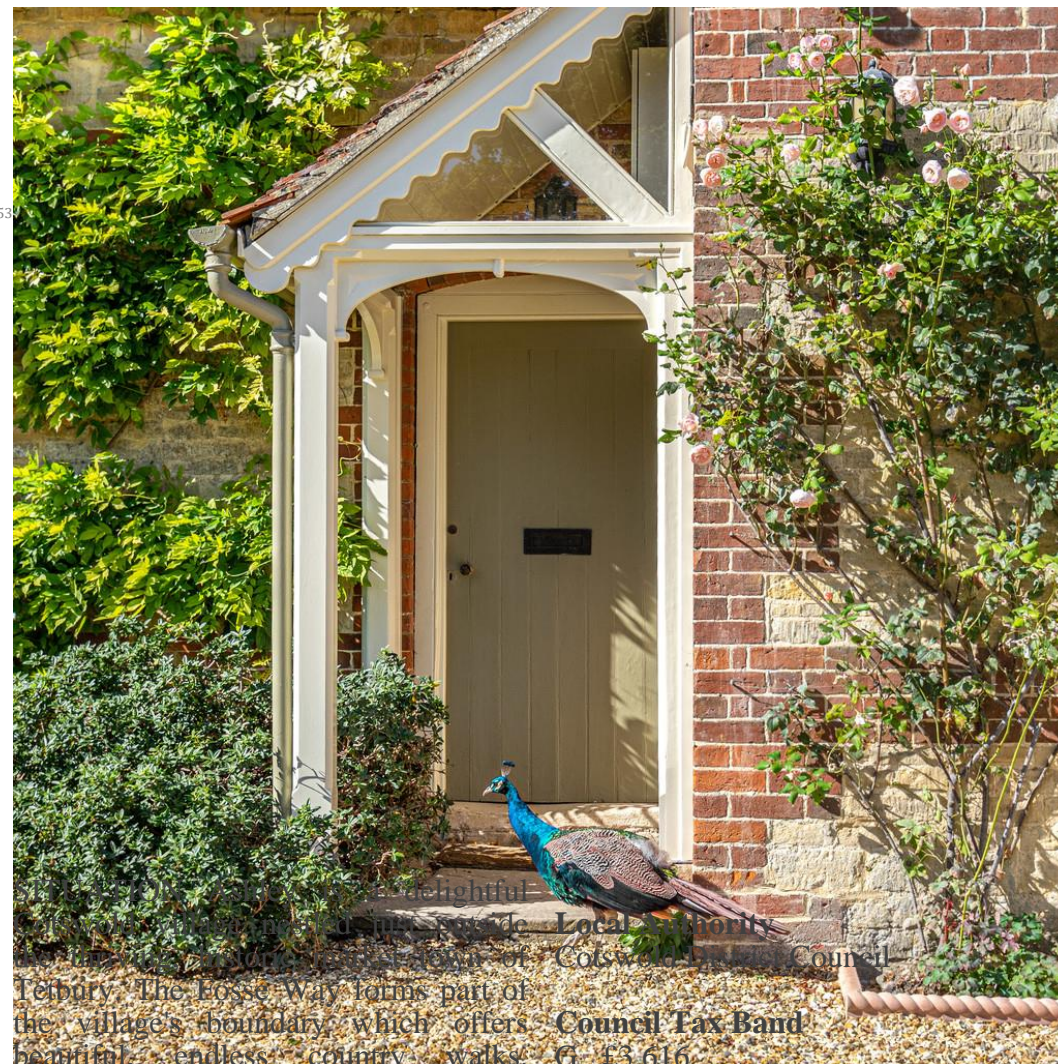
**DESCRIPTION** The Old School House is a charming detached period property which has recently been refurbished throughout. The beautifully appointed and well presented accommodation extends to around 2101 sq. ft, and is arranged over two floors comprising of a well proportioned drawing room with a dual aspect and large wood burner. There is also a second reception/dining room, again with a wood burner leading to a spacious kitchen and breakfast room with wooden worktops and an Aga.

There is also a useful utility room, providing space for household appliances, a downstairs shower/WC plus a lovely, light study with French

doors leading to a south facing patio.

On the first floor is an impressive master suite, with en-suite bathroom and dressing area, plus two further double bedrooms, a single bedroom and family bathroom.

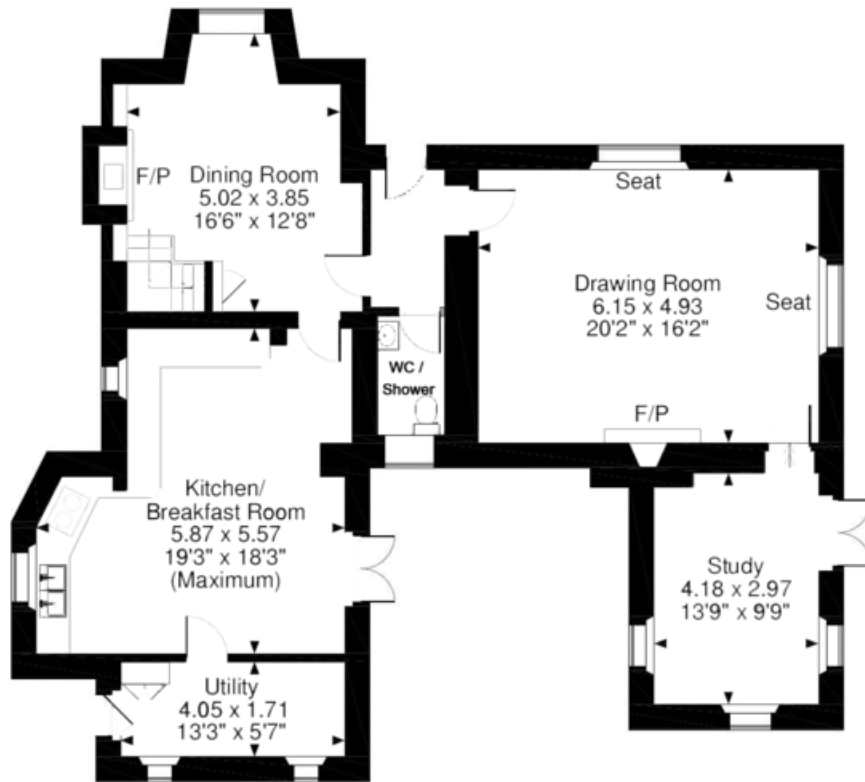
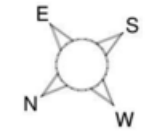
Externally, the property has a gated driveway with parking for several cars and a large, mature garden mainly laid to lawn with bushes and fruit trees scattered throughout.



The nearest town, Tetbury, is only a short drive away and hosts a broad range of shops and amenities for everyday needs as well as a number of quality antique shops, excellent hotels, restaurants and cafes within the town centre. Further everyday needs include a large supermarket, hospital, surgeries and post office whilst there are also excellent schools catering for all ages. Waitrose at Malmesbury and Cirencester.



**Old School House, Ashley, Tetbury**  
Internal area 2,101 sq ft (195 sq m)



**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
The position & size of doors, windows, appliances and other features are approximate only.  
--- Denotes restricted head height

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   c
55-68	D		
39-54	E	45   E	
21-38	F		
1-20	G		

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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577