

PerryBishop

PROPERTY MADE PERSONAL



Flistridge Cottage, Flistridge Road, Upper Minety, Malmesbury, Wiltshire, SN16 9PS

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Key Features



5

Bedrooms



2

Bathrooms



3

Receptions

- Substantial detached family home
- Five bedrooms
- Secluded plot of around an acre
- Kitchen breakfast room
- Sitting room, dining room & conservatory
- Snug & study
- Utility room, boot room & cloakroom
- EPC: D

About the property

Situated within the popular village of Upper Minety and sitting on a secluded plot of around an acre is this substantial five bedroom detached family home further benefitting from ample off street parking, mature private garden, large double garage and workshop, stables and tack room.

Flistridge Cottage is a charming country home set well back off a village road approached via a private drive through a five bar gate. The main house offers approximately 2,360 square feet of living space with the accommodation arranged over two floors. The ground floor comprising entrance porch, hall, snug, study, kitchen breakfast room, utility room, cloakroom, sitting room, conservatory, dining room and boot room. The first floor consists of five well proportioned bedrooms with the principal bedroom benefitting from an en-suite while the other four bedrooms are serviced by a family bathroom.

Outside, The versatile outbuildings consist of large double

garage and workshop that with the relevant permissions and regulations could be converted to provide additional accommodation, a studio or home office. While beyond the garage are two stables and a tack room.

The house sits to one corner of the plot with ample parking in front and opening out onto an extensive lawn with mature beds and fruit trees.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Amenities

Upper Minety is a popular and well located village, quietly situated between the attractive market towns of Cirencester and Malmesbury, with good access to Swindon and junctions 15, 16 and 17 of the M4 motorway. The village has a parish church whilst the neighbouring village of Minety offers two pubs, a community shop and primary school. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Oaksey, and Ashton Keynes. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available at Cirencester, Malmesbury and Swindon. There are main line rail services to London Paddington from Swindon and Kemble stations.

Directions

From our office in Cirencester turn right into Castle Street, bear left into Sheep Street. Continue on Sheep Street on to Somerford Road, at the end of Somerford



Road turn right on to Spratsgate Lane. Take the second turning on the left hand into Sawyers Hill/Rigsby Lane and follow the road for around 1.6 miles and turn right in to Crossing Lane. After a further 1.2 miles turn right into Flistridge Road and the property can be found half a mile further along and set back off the road with a Flistridge Cottage sign on the verge.

What3Words: [///drumbeat.edge.confetti](https://www.what3words.com/#!/drumbeat.edge.confetti)

Services & Tenure

The tenure is freehold. Mains water and electricity, the property uses oil and has a sewage treatment plant.

Local Authority

Wiltshire Council

Council Tax Band- F

Our reference

CIR/SW/MS/16042025

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

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what the owner said

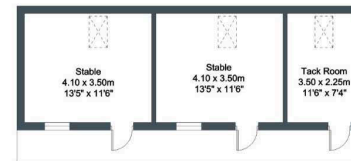
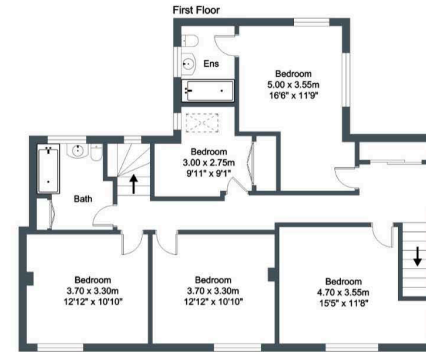
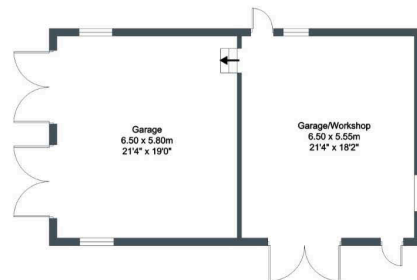
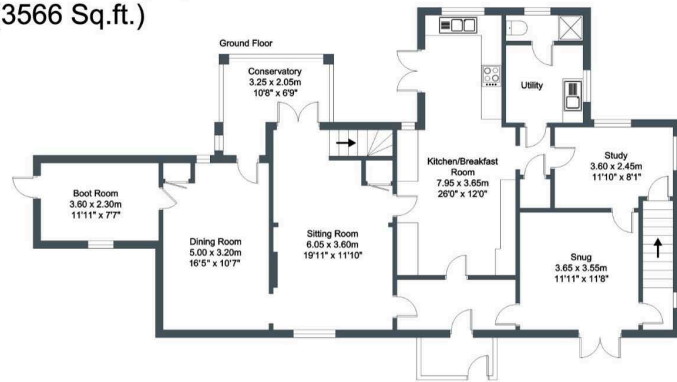
"Being set back from the road and surrounded by fields and trees, it is a tranquil and uplifting place to live. It is a joy to be able to look out from the front of the house at the extensive garden and fields beyond and listen to the birdlife such as woodpeckers, cuckoos and owls. It is a short walk to ancient woodland (Flistridge wood) and there are extensive footpaths all around. It has provided a wonderful home and environment to bring up a family."







House 219.50 Sq. M. (2363 Sqft)
 Out Building 111.75 Sq. M.(1203 Sq.ft.)
 Total 331.25 Sq.M. (3566 Sq.ft.)







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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

