

# PerryBishop

PROPERTY MADE PERSONAL



---

Tellings Orchard, Upper Minety, Malmesbury, Wiltshire, SN16 9SU



# Tellings Orchard, Upper Minety, Malmesbury, Wiltshire, SN16 9SU

## Key Features



4  
Bedrooms



2  
Bathrooms



3  
Receptions

- Extended detached family home
- Village location
- Four double bedrooms
- Modern fitted kitchen/dining room
- Three reception rooms
- Bathroom and en suite shower room
- Double garage and enclosed gardens
- EPC D

## About the property

Situated in the popular village of Upper Minety, this immaculately presented and extended four-bedroom detached home offers stylish and spacious living throughout. Built in 1999 to a high standard as part of an exclusive development, the property combines traditional charm with modern design.

Set behind a gated, walled garden, the home opens into a welcoming entrance hall. The ground floor features a light and airy sitting room with a wood-burning stove, a home office, two additional reception rooms (one currently used as a playroom) and a cloakroom. The heart of the home is the stunning open-plan kitchen/dining room, boasting a Falcon range cooker, generous island, and underfloor heating. French doors lead to the enclosed, westerly facing rear garden, while a separate utility room also benefits from underfloor heating.

Upstairs, there are four double bedrooms-all with built-in storage. The master bedroom includes a modern en suite shower room, and the family bathroom offers a white suite with a separate shower.

Externally, the property enjoys a private rear garden mainly laid to lawn with a patio area perfect for alfresco dining. A detached double garage with power and lighting and an EV charger, along with off-street parking for three vehicles, completes the offering.

## 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. Continue for approximately 3.4 miles turning right onto Spine Road West. Follow the road for 0.6 miles taking the second turning on the left hand side into Minety Lane. Follow the road for 1.6 miles turning right in to Crossing Lane. After a further mile turn right into Oaksey Road. Bramley House can be found on the left hand side just after the turning to Tellings Orchard.

What3Words: ///trader.referral.whistling

### Services & Tenure

The tenure is freehold.

### Local Authority

Cotswold District Council

Council Tax Band F

### Our reference

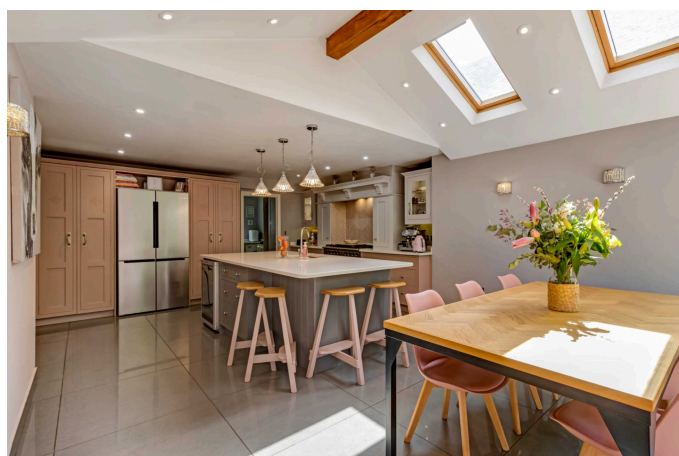
CIR/SM/MS/07052025

### We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)













# Bramley House Tellings Orchard, Upper Minety, Malmesbury, SN16

Approximate Area = 1792 sq ft / 166.4 sq m

Limited Use Area(s) = 19 sq ft / 1.7 sq m

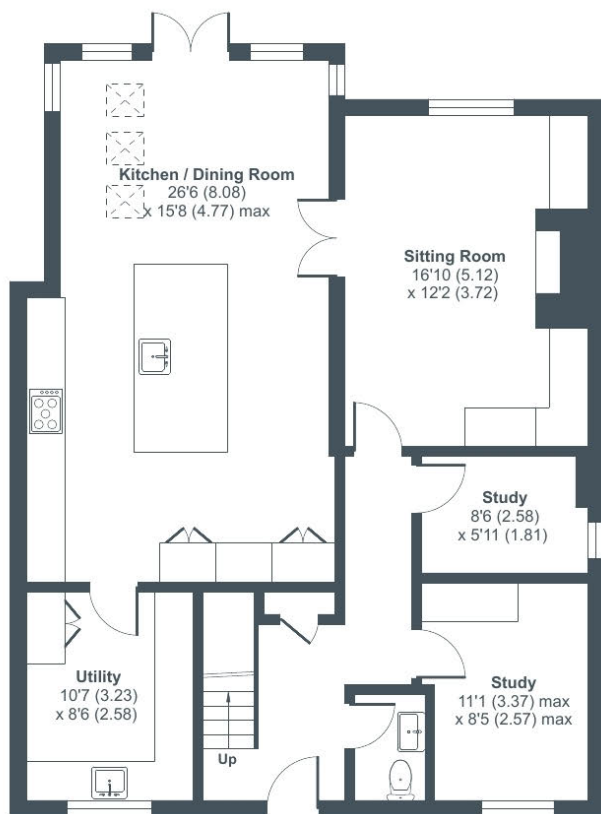
Garage = 312 sq ft / 28.9 sq m

Total = 2123 sq ft / 197 sq m

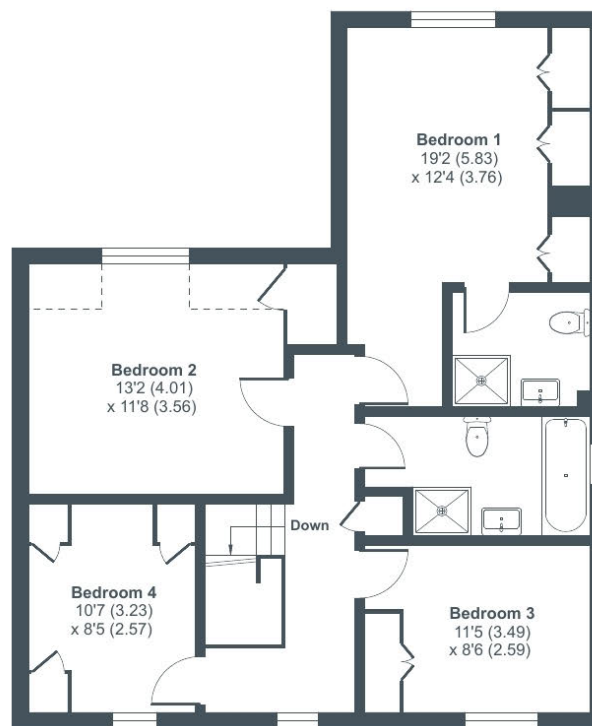
For identification only - Not to scale



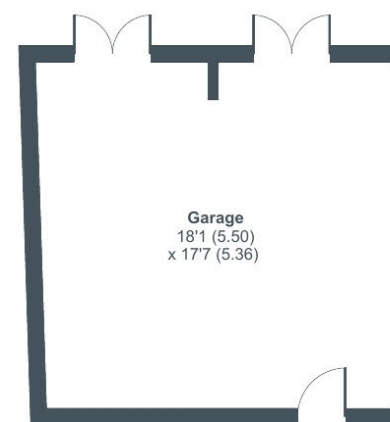
Denotes restricted  
head height



GROUND FLOOR



FIRST FLOOR



GARAGE



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,  
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025.  
Produced for Perry Bishop. REF: 1288824

**PerryBishop**

PROPERTY MADE PERSONAL









2 Silver Street, Cirencester, Gloucestershire, GL7 2BL  
T: 01285 655355  
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](http://perrybishop.co.uk)

**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

