

2 The Meadows, Minety, Malmesbury, Wiltshire, SN16 9RB



- Substantial detached four bed family home
- Flexible ground floor annexe accommodation
- Double garage driveway parking
- Stunning generous gardens with playing field to the rear
- Village location with shop
- EPC E

Guide Price
£675,000

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Key Features


4
Bedrooms


3
Bathrooms


3
Receptions

About the property

This delightful four-bedroom detached family home enjoys a tucked-away position, approached via a shared driveway with parking for two to three vehicles, and offers spacious, versatile accommodation ideal for modern family living.

The property is entered through a welcoming hallway, leading to a generous dual-aspect sitting room featuring an open fireplace and attractive views and access into the garden. The adjoining kitchen/dining room provides a sociable heart to the home, complete with a range of fitted units, integrated appliances and useful storage.

A particular feature of the property is the flexible ground floor annexe accommodation, which benefits from its own separate entrance and comprises a sitting room, kitchenette and bedroom, served by a ground floor shower room. This versatile space enjoys plenty of natural light and lovely garden views, making it ideal for multi-generational living, guest accommodation or a home office.

To the first floor are four well-proportioned double bedrooms, all benefiting from built-in storage, with the principal bedroom enjoying the added luxury of an en suite shower room. A bright family bathroom, complete with a corner bath, serves the remaining bedrooms.

Outside, the gardens are undoubtedly one of the property's standout features. Occupying a generous plot, they enjoy delightful views across the playing fields to the rear, which are protected as a community asset, ensuring the attractive outlook is preserved. A gate provides direct access to the fields, making them an extension of the outdoor space and perfect for families and dog walkers alike.

A double garage with an electric roller door completes the accommodation.

Overall, this is a wonderful family home, offering an exciting opportunity to settle into a thriving community. With spacious, adaptable accommodation, beautiful gardens and scope for a new owner to make it their own, it is a property perfectly suited as a long-term forever home.

Amenities

Minety is a picturesque village in North Wiltshire located on the edge of the Cotswold Water Park. There is a village hall, good primary school, pub, community shop and rugby/football club.

The village is close to the market towns of Cirencester, Tetbury and Malmesbury and is within easy reach of Swindon and the M4 motorway. There is also a main line railway station at the nearby village of Kemble for those wishing to commute to London.

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.

Directions

From our office in Silver Street turn right into Castle Street, at the top bear left into Sheep Street and continue to the T Junction. Go straight over into Somerford Road, follow the road over the mini roundabout and continue to the T Junction, turn right onto Spitalgate Lane. Continue until you reach the Spine Road, turn left to the T Junction and turn right towards Ashton Keynes. Continue on this road until you reach the traffic lights, turn right towards Minety and continue past the Vale of White Horse pub, taking the fourth right into Silver Street where the property can be found on your left hand side just before the turning for Oakleaze.

What 3 Words

easygoing.springing.senders

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Oil

Local Authority

Wiltshire Council

Council tax Band - E

what the owner said

Close to Minety Primary School

Very private backing onto Minety playing field

5-minute walk to local shop

2-minute walk to the Post Office (every Friday)







**Approximate Gross Internal Area 2268 sq ft - 211 sq m
(Including Garage)**

Ground Floor Area 1383 sq ft – 129 sq m

First Floor Area 885 sq ft – 82 sq m



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