

# PerryBishop

PROPERTY MADE PERSONAL



**Sawyers Hill,** Minety, Malmesbury, Wiltshire, SN16 9QL

# Sawyers Hill,

Minety, Malmesbury, Wiltshire, SN16 9QL

## Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- Five bedrooms
- Three bathrooms
- Detached character property
- Double garage with workshop
- Generous mature garden
- Over 2700sq. ft accommodation
- EPC D

## About the property

Chapel House is a delightful family detached cottage which has been greatly extended and improved to provide a substantial home full of charm and character yet offering a wonderful contemporary way of living.

Enjoying a good-sized garden, the property sits in the pretty village of Minety and is well placed with a range of amenities and facilities not far away.

The accommodation briefly comprises of an entrance porch which leads into a welcoming entrance hall here there are stairs to the first floor and a cloak cupboard. The dining room has a feature fireplace and opens up into the lovely spacious sitting room where there is an attractive stone fireplace with a fitted wood burner. The entrance hall also leads to another reception room which could easily be used as an office, snug or playroom. The kitchen/diner room has a generous range of wall and base units with working surfaces over and integral appliances. There is an island to the centre of the kitchen area and a separate dining area. A rear lobby leads to the cloakroom and utility room.

At first floor, the gallery landing leads to the five well-

proportioned bedrooms and dressing room. Two of the bedrooms have the added benefit of en suite shower rooms. There is a main family bathroom which has the added benefit of a separate shower cubicle.

Outside the gardens are a particular fine feature of the property, there is dual aspect either side of the property to the rear one leading to the garage which was originally a double garage with the rear quarter having been converted into a workshop/studio. The garden is of a generous size and well enclosed and offers a good deal of privacy it is well tended and has well stocked flower and shrub borders. A choice of patio areas to sit and relax and a summer house.

## 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

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.

## 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 and then follow the road round the bend to Hornbury Hill and then take the first right onto Sawyers Hill. The property can be found on the right hand side.

What3Words /// superbly.pillows.dollars

### Services & Tenure

Tenure - Freehold  
Electricity - Mains Supply  
Water - Mains Supply  
Sewerage - Mains Supply  
Heating - Oil

### Local Authority

Wiltshire Council

Council Tax Band G

### Our reference

CIR/LJ/CDH/13042026

### 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)



## *what the owner said*

Chapel House is a wonderful property with lots of space for entertaining both inside and out in the garden, when the weather permits.

We love living in Minety, which is a very friendly village with local facilities including the community run village shop, an active sports club, and a variety of clubs & activities covering a wide range of interests.









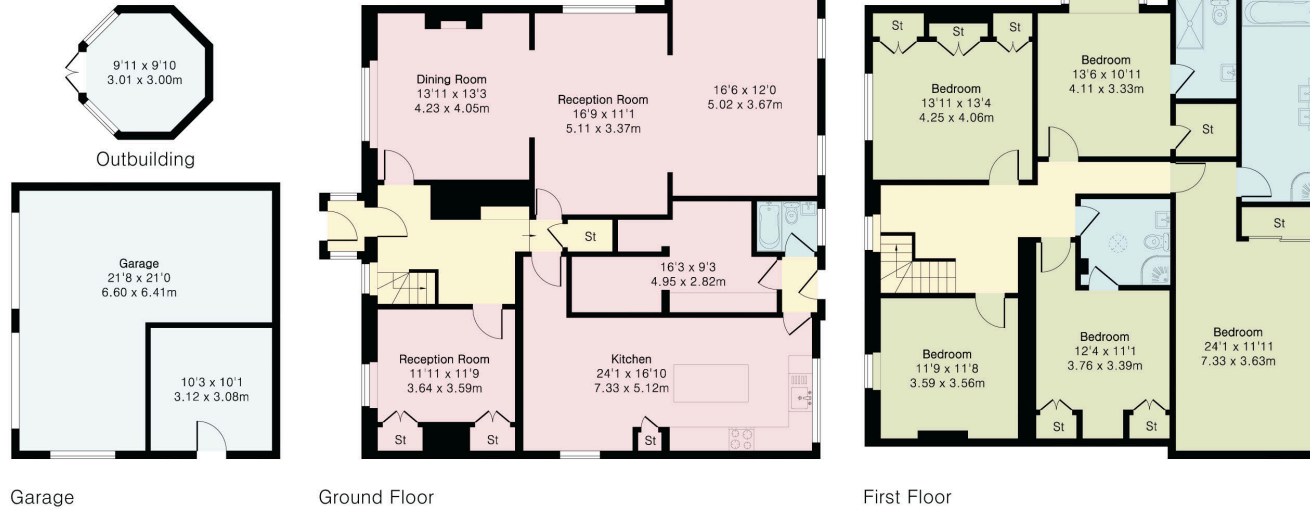
**Approximate Gross Internal Area 3271 sq ft - 304 sq m  
(Including Garage & Outbuilding)**

Ground Floor Area 1381 sq ft – 128 sq m

First Floor Area 1354 sq ft – 126 sq m

Garage Area 455 sq ft – 42 sq m

Outbuilding Area 81 sq ft – 8 sq m



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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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.

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