

# Perry Bishop

PROPERTY MADE PERSONAL

**Kavanagh House** Silver Street, Minety, Malmesbury, Wiltshire, SN16 9QU



5 Double Bedrooms • Centre of Village Location • Open-plan kitchen, dining and sitting • Ample parking and single garage • South West Facing Garden • EPC B



## Key Features



5  
Bedrooms



3  
Bathrooms



1  
Reception

## About the property

Silver Street is currently under construction by a local and talented developer and will be completed Summer 2024. Purchasing Off-Plan gives the buyer the opportunity to create a personal and bespoke interior design.

Situated in the heart of the popular village of Minety this smart and spacious property offers contemporary and eco-friendly living.

Entering into a spacious hallway the property comprises a home office or study, downstairs shower room, utility, cloak and a smart staircase to upstairs. Passing through the hallway you enter the show-stopping open-plan, kitchen, dining, and sitting room with two sets of bifold doors which open out to the patio and garden. The kitchen has a central island and is finished to a very high quality, with integrated Neff or Miele appliances and a choice of Quartz or Stone worktops. A log burner will also be included in the sitting area.

Upstairs the feeling of space continues with four double bedrooms all accessed from the central landing. The principal bedroom benefits from an en-suite bathroom, the guest bedroom with an en-suite shower room, and a further family bathroom.

The heating is provided by Air Source Heat Pump with underfloor heating to the ground floor and radiators upstairs.

A spacious plot surrounds the property with ample parking and a separate single garage with an electrical supply. A large rear garden with a south westerly aspect with open views over the playing fields.

## 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 where the property can be found on the right hand side at the top before the bend.

## Services & Tenure

The tenure is Freehold.

## Local Authority

Wiltshire Council

Council Tax Band: TBC

## Our reference

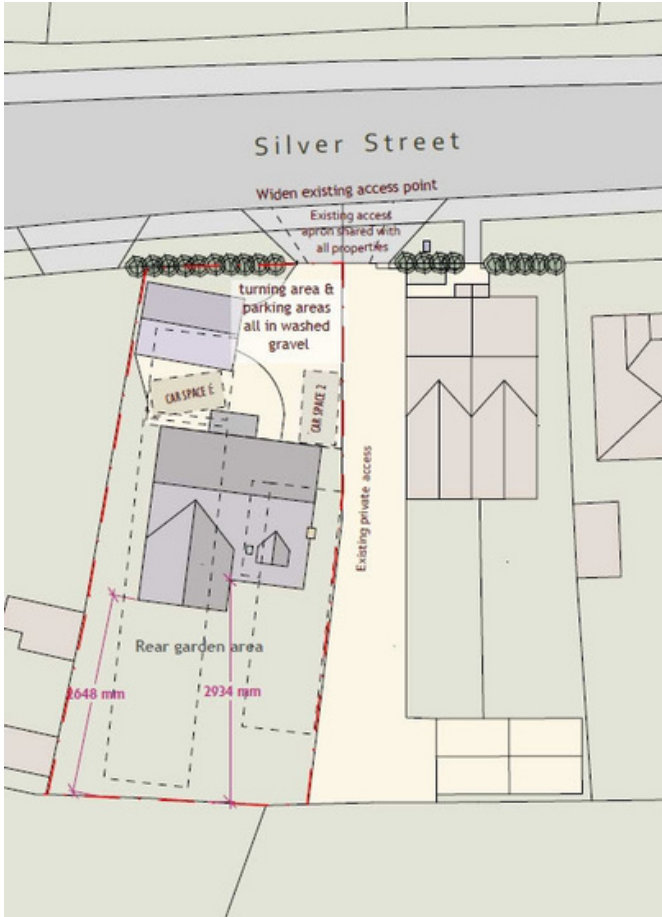
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## We'd love to hear from you

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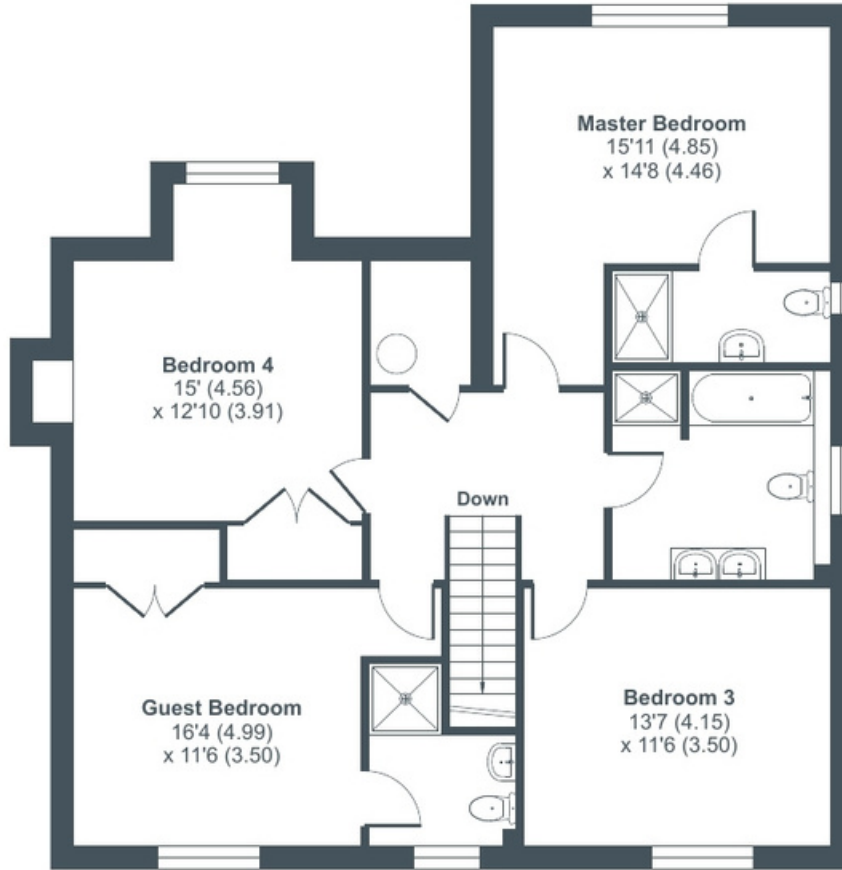




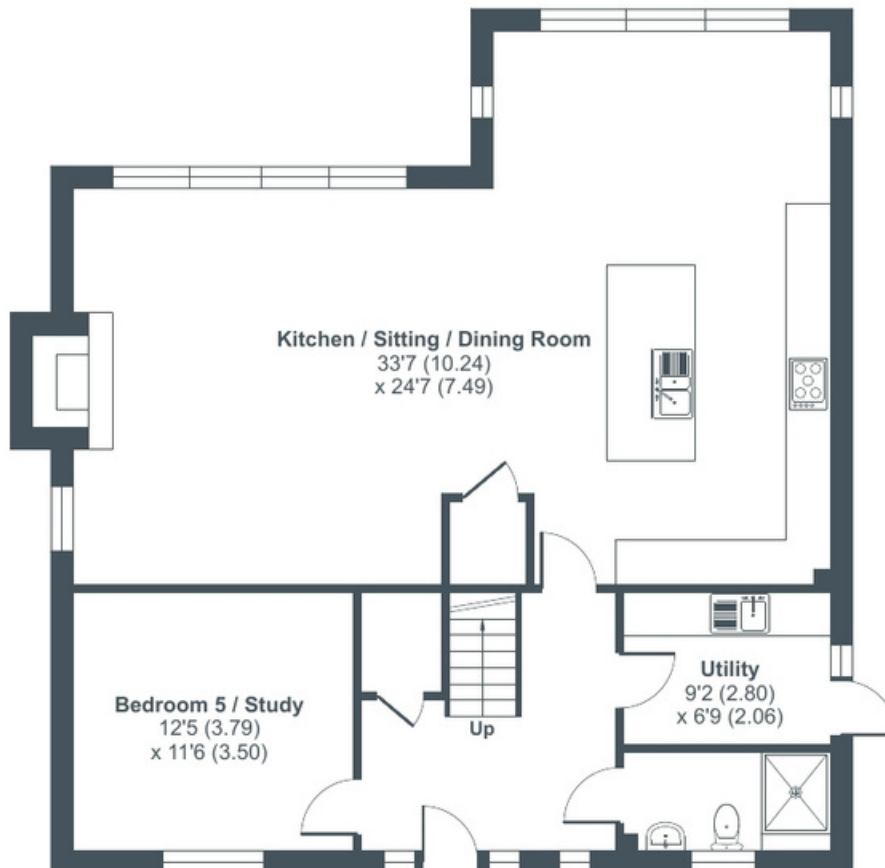
# Silver Street, Minety, SN16

Approximate Area = 2151 sq ft / 199.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR