

# PerryBishop

PROPERTY MADE PERSONAL



**2 Copenacre**, Upper Minety, Malmesbury, Wiltshire, SN16 9PR



## 2 Copenacre,

Upper Minety, Malmesbury, Wiltshire, SN16 9PR

### Key Features



5

Bedrooms



3

Bathrooms



3

Receptions

- Modern detached family home located in picturesque village
- Situated within a quiet location
- This property provides a peaceful retreat
- Spacious sitting room with inset wood burning stove
- Enclosed rear garden backing onto fields
- Ample driveway parking
- Double detached garage with gym space
- EPC: TBC

### About the property

Introducing this stunning modern detached house set in the picturesque village of Upper Minety.

Boasting five bedrooms, this property offers a perfect blend of comfort and luxury living.

As you step inside, you'll be greeted by a bright and inviting entrance hall, creating a peaceful and tranquil ambiance. The well-maintained interiors exude a modern charm, making it an ideal home for families and professionals alike. The accommodation on the ground floor consists of spacious sitting room with patio doors onto the rear garden, inset wood burning stove with stone surround. Separate dining room and playroom both with outlook onto the rear garden, separate office, cloakroom, fitted kitchen with built-in appliances and separate utility room with side access.

To the first floor you will find five spacious bedrooms, two having en-suite shower rooms and separate family bathroom.

The property features a spacious garden, providing a serene outdoor space to relax and unwind which overlooks paddock land. The owner of this property owns a share of the paddock land which is currently rented to a local farmer.

Additionally, the double garage offers ample parking and storage options and gym space. Situated in a quiet location, this property provides a peaceful retreat from the hustle and bustle of city life, while still being conveniently located within easy reach of local amenities and transport links.

Don't miss out on the opportunity to own this beautiful home. Contact us today to arrange a viewing and experience the luxurious lifestyle this property has to offer.

### 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 Church Street, Tetbury, at the mini roundabout take the third exit onto Market Place. Continue to follow the B4014 into Long Newnton, take a left into Crudwell Lane, continue into Tetbury Lane. At the junction turn left onto The Street and next right signposted Eastcourt. Follow this road into Upper Minety, on entering the village the property will be found on the right hand side.

#### **Services & Tenure**

The tenure is Freehold.

#### **Local Authority**

Wiltshire Council

Council Tax Band: G

#### **Our reference**

TET/JR/RN/23022024

#### **We'd love to hear from you**

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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E: tetbury@perrybishop.co.uk













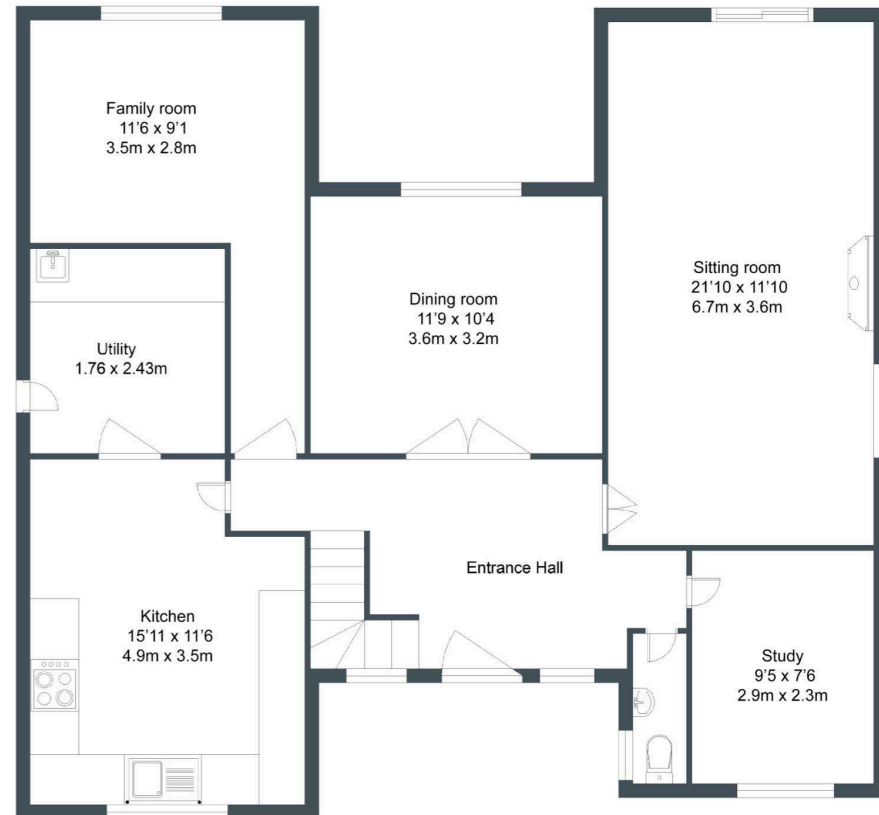




Total Approx Floor Area 2194 SQ.FT.(203.8 SQ.M.t)



First Floor



Ground Floor





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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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