


Upper Minety, Malmesbury, Wilts, SN16 9PR



Detached home on a generous plot • Fabulous kitchen-diner-family room - perfect for entertaining • Large windows encompass the views and the garden • Cosy sitting room with a wood burning stove • Principal bedroom upstairs with an en-suite shower room • Plenty of parking • Wrap around gardens, with views over fields • Brand new windows! • EPC D

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Key Features



4
Bedrooms



2
Bathrooms



2
Receptions

About the property

Step inside, and you're immediately drawn to the heart of the home - a 'wow factor' open-plan kitchen and dining area that seamlessly blends modern elegance with functionality. The kitchen boasts sleek cabinetry, integrated appliances, and a central island with breakfast bar with a polished wooden top and the an electric hob - perfect for morning coffees or evening entertaining. There is access to a boot room which has a stable door into the garden.

The openplan feel is enhanced with large picture windows which allow light to flood into the spacious rooms, the dining area is perfect for a family but with plenty of room to entertain. This leads into the cosy sitting room with a feature stone fireplace with a wood burning stove. Bespoke cabinetry is perfect for media.

The ground floor offers versatile living with two generously sized double bedrooms with in built storage and a good size single bedroom again with storage. The stylish contemporary family bathroom has a bath and separate shower.

Upstairs, the principal bedroom is light and bright with velux window on one side and a picture window framing the garden and field beyond. There is a modern shower room and the bedroom has two double wardrobes.

Outside, the expansive plot wraps around the property, featuring beautifully tended lawns, mature trees, flowering borders, and a summerhouse with a patio area - a true sanctuary for garden lovers.

This home has recently been the subject of a high quality renovation, there is planning in place for a further development of the bungalow (PL/2023/07528)

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, a pub, a village shop, a good primary school and a rugby 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.

Directions

From our office in Tetbury, head towards Cirencester on the A433. after 4 miles turn right onto Oxleaze Road signed Culkerton/Ashley. Follow this road at the T junction go straight across and continue into the village of Oaksey. At the first roundabout take the second exit (right) At Eastcourt turn left and continue into Upper Minety, after the road bends to the left the property can be found on the left hand side.

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Services & Tenure

The tenure is freehold.

Mains electricity, water, and drainage are understood to be connected. The property is on oil.

Local Authority

Wiltshire District Council.

Council Tax Band E.

Our reference

TET/HP/CDH/10062025

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

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what the owner said

Southmead is a real pleasure to live in, with natural light flooding each room and flexible accommodation that has evolved as our family has grown. Our children love racing round the wrap-around garden and enjoying many family adventures out of the front gate exploring the beautiful immediate area.







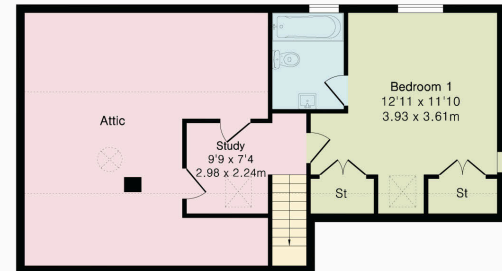
Approximate Gross Internal Area 1790 sq ft - 166 sq m

Ground Floor Area 1422 sq ft – 132 sq m

First Floor Area 368 sq ft – 34 sq m



Ground Floor



First Floor

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PROPERTY MADE PERSONAL



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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