



JAMES PYLE & CO.



Twin Oaks, Malmesbury Road, Minety, Malmesbury, SN16 9QX

Substantial Detached Home
Newly Redeveloped to a High Standard
4 Double Bedrooms, 3 Bathrooms
Stunning Open Plan
Kitchen/Dining/Living Room
Two further reception rooms
Large gardens of 0.4 acres
Ample Parking



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Approximately 0.4 acres
Approximately 2,443 sq ft

Price Guide: £675,000

‘Situated on the edge of the village of Minety with views across adjoining countryside, a substantial and individually built detached home with beautifully finished accommodation of 2,300 sq.ft. set within 0.4 acres’



The Property

Twin Oaks is an impressive and substantial individually designed detached home situated on the edge of the village of Minety with rear views across adjoining fields and towards the village. The property was originally built as a bungalow and has been the subject to a stunning redevelopment project over the last few years finished to a high standard.

The beautifully presented and flexible accommodation is arranged over two floors and extends in all to approximately 2,300 sq.ft. The ground floor is entered via an entrance hall with WC off and timber flooring which continues into two front reception rooms. To the rear of the property is an impressive sizable open plan living room, dining area with bi-folding doors enjoying views across the garden through to the beautifully fitted

kitchen with breakfast bar, double Belfast sink, built in appliances and Rangemaster. Off the kitchen is a useful utility room and access to the garage with boiler room. Stairs up from the entrance hall lead to a spacious galleried landing which serves four double bedrooms, three of which with built in storage, and a family bathroom, whilst the master bedroom and second bedroom both have en-suite shower rooms.

The property is approached through electric double gates enclosed by a dry stone wall and hedging to an ample gravel parking area and a front lawn. The house is set within grounds of c.0.4 acres and the landscaped gardens are predominately to the rear and Easterly side of the house laid mostly to lawn, with large patio area, raised beds and shrub borders.

Situation

The property is situated on the edge of the village of Minety yet the adjoining field has a public footpath allowing easy access to the village centre. Minety is a lively village with a strong sense of community which boasts a pre-school and excellent primary school serving the local area. The village has a wide variety of clubs and activities, a village hall, well respected local rugby club, tennis club and two public houses. A wider range of amenities can be found in the nearby towns of Cricklade, Malmesbury, Cirencester and Swindon which are all within easy reach. Whilst enjoying an enviable rural location, Minety is convenient for the local road and rail network with stations at Kemble and Swindon and the M4 readily accessible at nearby Wootton Bassett.

Directions

From Malmesbury, follow the B4040 towards Minety. After 6 miles, just before entering the village, locate the property as the last one on the left hand side. Sat nav postcode SN16 9QX

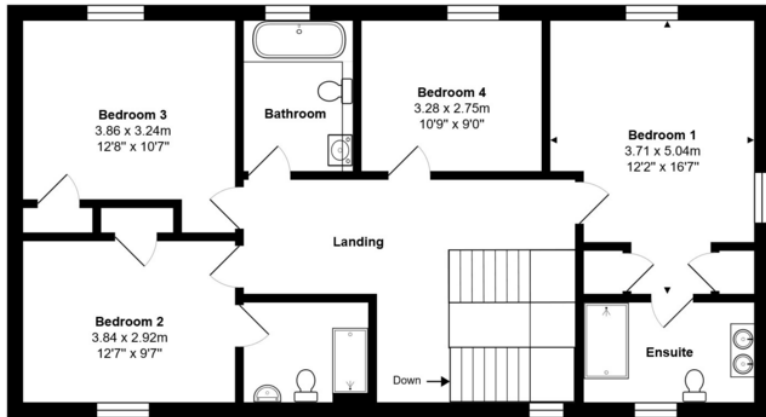
Local Authority

Wiltshire Council

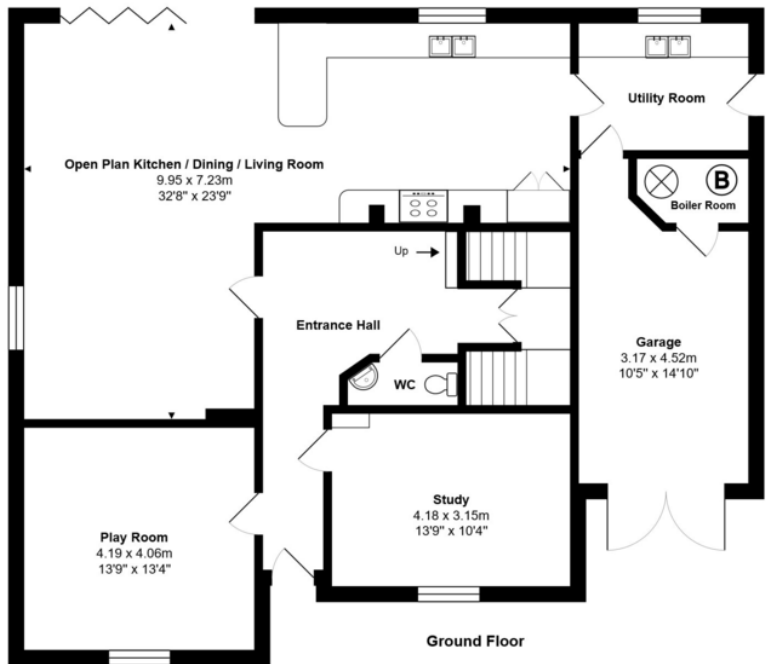
Council Tax Band

D £1,595





1st Floor

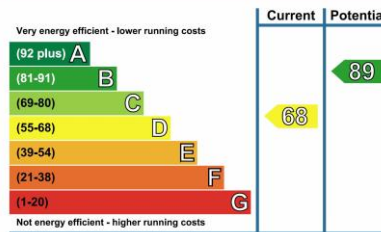


Ground Floor

Total Area: 226.9 m² ... 2443 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating



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