



JAMES PYLE & CO.

3 Glen Avon Court, Hornbury Hill, Minety, Malmesbury, SN16 9QH

Individual Detached Modern Home
Quiet position within a small select
development
Immaculately Presented
4 Double Bedrooms, 3 Bathrooms
Fitted Kitchen/Family Room
Parking & Garage
South-facing Landscaped Garden



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 1,924 sq ft

Price Guide: £500,000

‘Quietly tucked away down a private drive within an executive development in the popular village of Minety, an individually designed detached home built 4 years ago with immaculately presented spacious accommodation’



The Property

3 Glen Avon Court is an individually designed detached home built 4 years ago as part of an executive development consisting of only three homes. The property is discreetly tucked away down a private track in the popular village of Minety and within easy walking distance to the village amenities.

The immaculate accommodation has been presented to exacting standards and is arranged over three floors extending in all to 1,924 sq.ft. On the ground floor an entrance hall with cloakroom off serves a front living room with fireplace whilst to the rear is a spacious kitchen/family room with double doors to the garden, fitted units with built in appliances and a utility room off. On the first floor is a family bathroom and three excellent double

bedrooms all with built in storage and two of which with en-suite shower rooms. On the top floor is an impressive further sizable attic bedroom. The property benefits from double glazing throughout and air source pump central heating.

Externally, to the front is private parking and a useful garage plus a small front garden. The rear south-facing garden is of particular note having been beautifully landscaped thoughtfully laid easy to maintain with paved patios, a pergola and well stocked flower beds.

Situation

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 take the B4040 to Minety. As you enter the village take the left hand turn at the cross roads into Silver Street and follow the road all the way as it bends to the left into Hornbury Hill. After a short distance take the left hand turn sign posted towards the Playing

Field and follow the lane down to Glen Avon Court. Sat nav postcode SN16 9QH

Local Authority

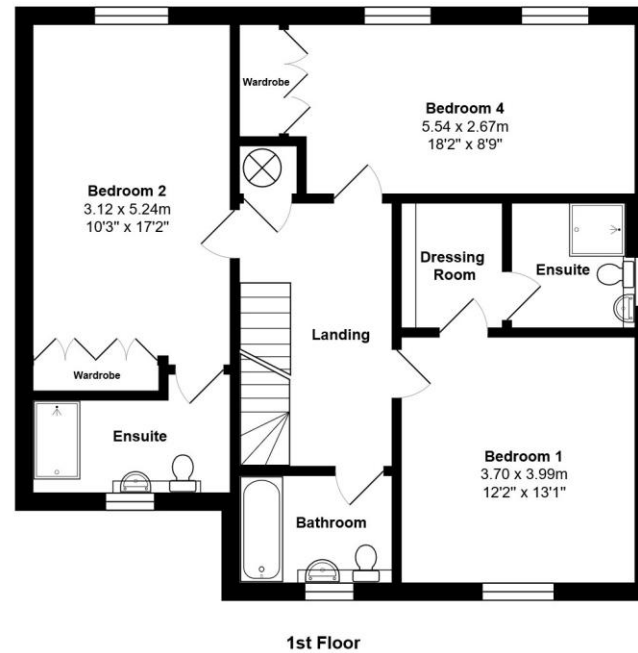
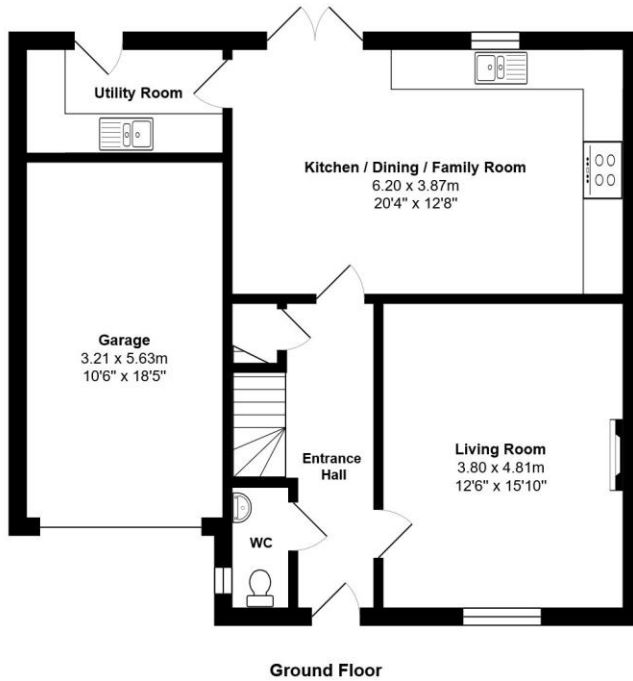
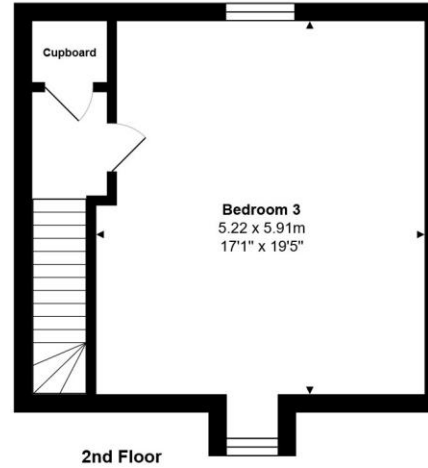
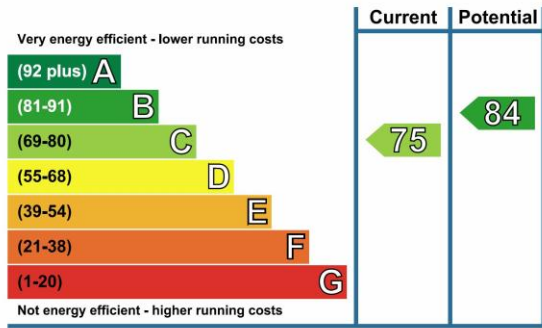
Wiltshire Council

Council Tax Band

F £2,444



Energy Efficiency Rating



Total Area: 178.7 m² ... 1924 ft² (excluding garage)

All measurements are approximate and for display purposes only



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SHERSTON 01666 840 886
4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
Hoyland House, Gyde Road, Painswick GL6 6RD