



JAMES PYLE & Co.



Meadowbank, Silver Street, Minety, Malmesbury, SN16 9QU

Impressive Detached Modern Home
Beautifully Presented
4 Double Bedrooms, 2 Bathrooms
2 Reception Rooms
Large Kitchen/Dining Room
Substantial Garden
Detached Studio/Annexe



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4 The Old School, High Street, Sherston, SN16 0LH
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Approximately 0.9 acres
Approximately 1,890 sq.ft.

Price Guide: £785,000

‘Positioned away from the road in the centre of the village of Minety and set within just under an acre of grounds, an impressive and attractive Cotswold stone detached modern home with a detached studio/annexe’



The Property

Meadowbank is an impressive Cotswold stone detached family home quietly positioned away from the road down a private drive with rear views across its substantial garden. Built in c.2001, the property has attractive gabled elevations and has been recently refurbished with replacement double glazing throughout and solid oak doors on the ground floor.

The beautifully presented and well-proportioned accommodation is arranged over two floors and extends in all to 1,890 sq.ft. The ground floor comprises a front reception room with bay window, living room with wood burning stove and double doors opening to the garden, whilst the sizable kitchen/dining room has fitted units with granite worktops, built in appliances and a utility room off.

On the first floor are four good sized double bedrooms and a family bathroom with shower over bath, whilst the master bedroom has an en-suite bathroom. Within the garden is the newly built detached studio comprising of two good sized rooms with c.450 sq.ft. accommodation is perfect for a home office, gym or potentially a self-contained annexe. Further planning permission (ref: 16/02473/FUL) has been granted for a rear single storey extension.

The property is set within just under an acre of grounds, approached by a gravel driveway through a five-bar gate there is ample private parking in front of the property with a small enclosed front garden. The outstanding rear garden has a good degree of privacy and is laid mostly to lawn with a large patio enclosed by mature trees.

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. Locate the driveway to the property on the right hand side half way up. Sat nav postcode SN16 9QU

Local Authority

Wiltshire Council

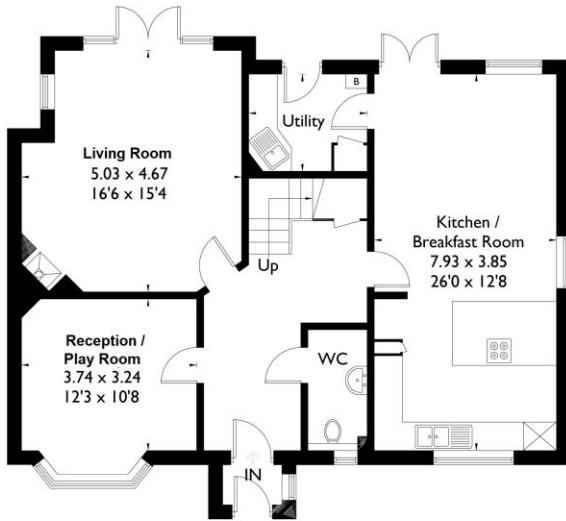
Council Tax Band

F £2,444

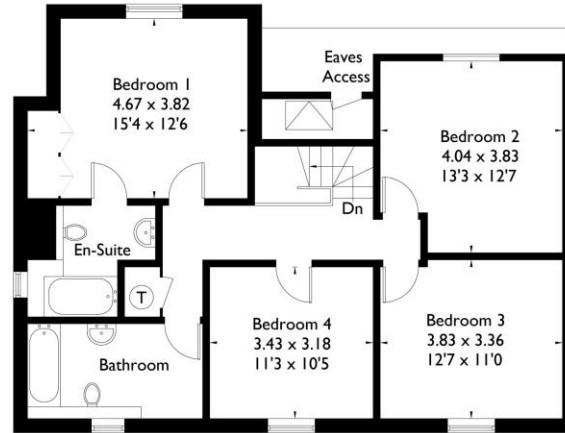


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Approximate Gross Internal Area = 175.6 sq m / 1890 sq ft



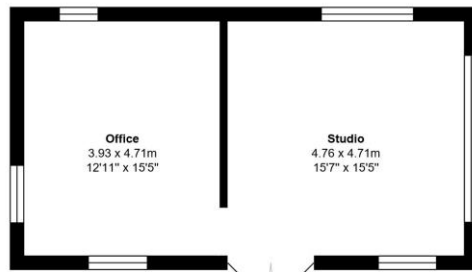
Ground Floor



First Floor



Illustration for identification purposes only. Not to scale
Ref: 209571



Annexe

Total Area: 41.7 m² ... 448 ft²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 74 | 76 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



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