



JAMES PYLE & CO.

1 Hornbury Close, Minety, Malmesbury, Wiltshire, SN16 9YE

Detached Cotswold Stone Family Home
Very High Specification
Beautifully Presented Throughout
4 Bedrooms, 2 Bathrooms
Bespoke Kitchen
Open Plan Living / Dining Room
Ample Parking & Double Garage
Large Landscaped Garden
Village Location



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

Approximately 0.28 acres
Approximately 1,745 sq ft

Price Guide: £699,950

‘A stunning modern detached Cotswold stone home with extended and improved accommodation finished to a very high specification and set within a large plot discreetly hidden at the end of a small close’



The Property

Discreetly hidden away behind a gated entrance at the end of a small close within the village of Minety and in walking distance to amenities, this stunning modern detached Cotswold stone family house has been stylishly extended and improved by the current owners to a very high standard and specification.

The beautifully presented accommodation is arranged over two floors and extends in all to around 1,745 sq.ft. and with the recent addition of two extensions, the house boasts a truly modern feel with a predominantly open plan arrangement on the ground floor featuring a light and airy living room with high vaulted ceiling, modern wood burning stove and bi-fold doors and windows opening to the gardens. The dining area, also with bi-folding doors to the garden, is open to a superb custom built kitchen which features solid oak

worktops, a central island unit, many built in appliances, Falcon range cooker and a bespoke pantry and large utility room off. Leading off from the entrance hall is a useful study and downstairs cloakroom whilst on the first floor, there are four double bedrooms, the master bedroom has a stylish en-suite shower room whilst the family bathroom is equally well fitted with digital power showers. The property has brand new replacement "Agate grey" aluminium windows and warmed by recently replumbed oil fired central heating.

The property sits centrally within its 0.28 acre landscaped garden, approached through a five-bar gate over a gravel driveway providing ample parking leading to the double garage. The gardens are mostly to lawn with mature trees, timber decking and a summer house.

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. Follow the road as it bends to the left, passed the primary school, and into Hornbury Hill. Take the second right hand turn into Hornbury Close and locate the property at the end of the lane. Sat nav postcode SN16 9YE

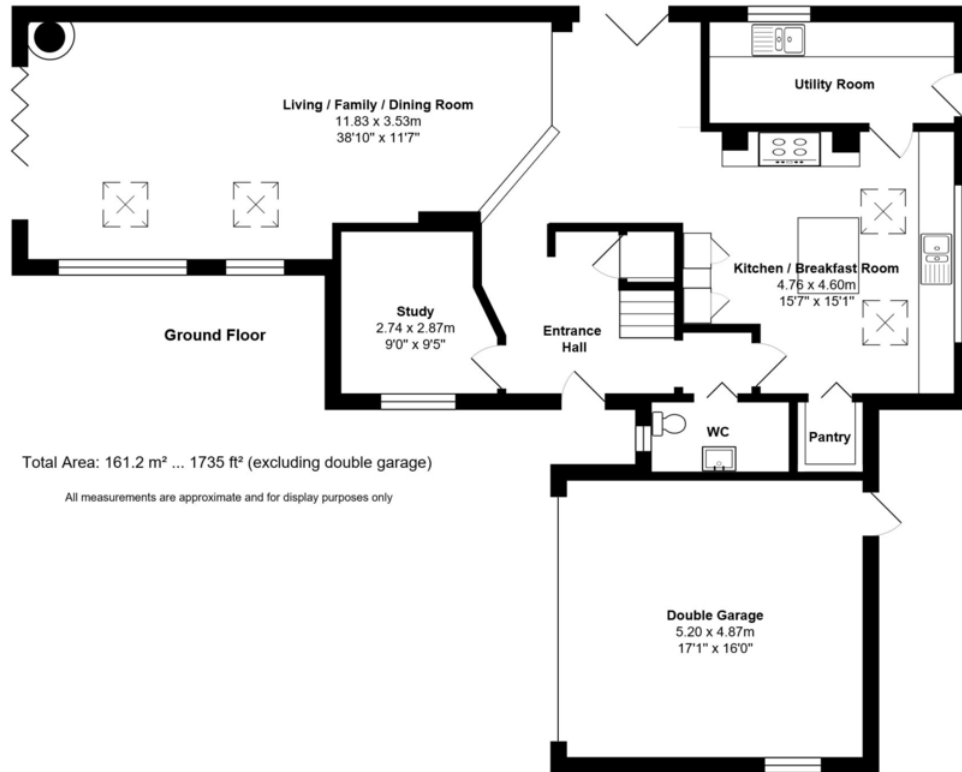
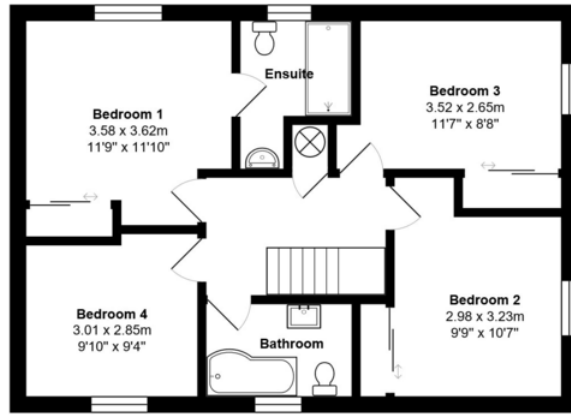
Local Authority

Wiltshire Council

Council Tax Band

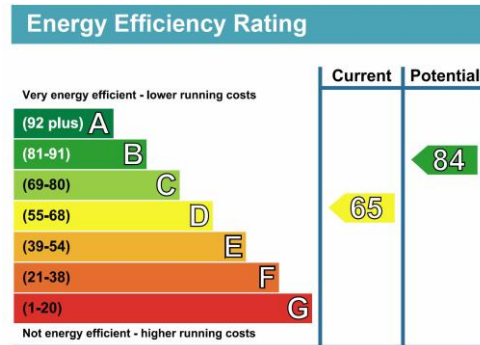
F £2,444





Total Area: 161.2 m² ... 1735 ft² (excluding double garage)

All measurements are approximate and for display purposes only



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