

## Swiss Cottage Oakleaze, Minety, Wiltshire, SN16 9RD



**\*\* REDUCED \*\*** Welcome to Swiss Cottage - This beautifully presented Four Bedroom detached bungalow is being offered For Sale in Minety | Malmesbury. Offering flexible living accommodation on one level, with wrap around gardens in a bright and sunny aspect. **\*\* Viewings are highly recommended \*\***

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## Key Features



4  
Bedrooms



2  
Bathrooms



2  
Receptions

## Description

On entering the spacious and welcoming entrance hallway there is a modern kitchen fitted with many appliances. The sitting room has a real log fire and is dual aspect with a window to the front and bi-fold doors to the rear conservatory.

There are three bedrooms to the front of the property and one to the rear which includes an ensuite shower room. There is a family bathroom and a utility room which houses the oil fired boiler.

## Exterior

The front of the property is enclosed by a low stone wall finished with timber fencing for additional privacy. This could easily be removed should the new owner wish, likewise it could be replaced with hedging of shrubs.

The gardens extend around the property and in our opinion can be easily maintained. There is a blocked paved parking space to the front left of the property.

## Essentials

The windows and doors are UPVC or timber and double glazed. Central heating and hot water is provided via an oil fired boiler. Approx 1108 sq. ft.

EPC Rating: E

## Tenure

The property is Freehold

## Council Tax

Wiltshire Council - 0300 456 0109; Valuation Band: D - £2187.72 2024/25

## Area

Minety is situated approx. 6 miles from Malmesbury and approx 25 mins drive from Cirencester or Swindon. Kemble train station is only a short drive away, providing regular trains to London Paddington, Swindon Train station is slightly further, offering further trains to London, Bath, Bristol and much more.

## Viewings

Please provide as much notice as possible when arranging your viewing. Weekend and evening viewings are also available giving reasonable notice through the Vendor's Agent - Fine & Village by Adkins Property in Cirencester - We look forward to hearing from you soon.

Residential Sales | Lettings | Management | Holiday Homes | Commercial

## Agents Notes

We inform our potential purchasers that these sales details have been prepared as a general guide. Please be aware that we have not carried out a survey nor have we tested any services or appliances. In addition, we note that any fittings also have not been tested. The room sizes are to be taken as a guide and not relied upon for measuring for carpets, curtains etc.

## Compliance

The floor plan is for layout guidance only and is not created to scale. All dimensions, shapes and compass bearings are approximate and should not be relied upon without checking them first. Please discuss with our team, any aspects which are particularly important to you before travelling to view this property.

Please note that in accordance with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is formally accepted by our vendor.

## Social

Like and Share our posts and receive notification when new listings become available @adkinsproperty @fineandvillage

## Market Appraisals

If you're looking to sell your own property you may be interested in instructing us, if you are then we would love the opportunity to provide you with our comprehensive market appraisal and sellers guide.



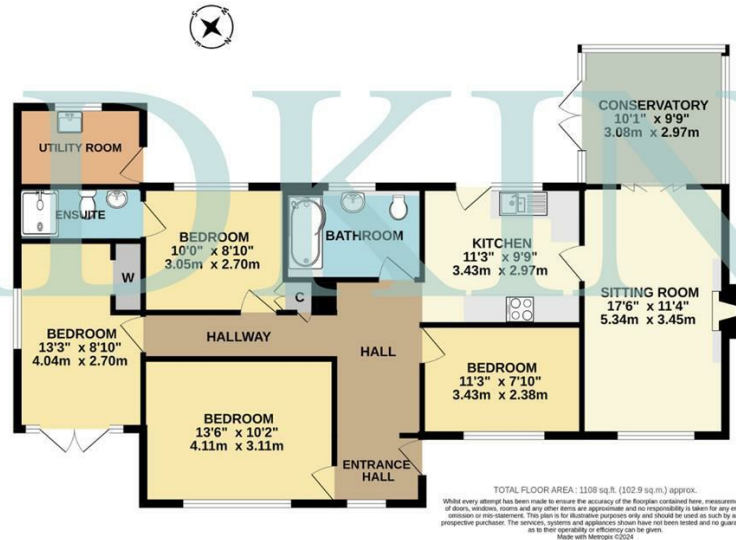




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## Floor Area: 1108.00 sq ft

GROUND FLOOR  
1108 sq.ft. (102.9 sq.m.) approx.



**Disclaimer:** These particulars have been provided as a general guide about the property. A survey hasn't been carried out, and room sizes should not be relied upon for furnishing purposes. If floorplans are included they are for guidance and illustration purposes. If there are any important matters that concern you, please contact us prior to viewings. We also like our clients to know that we work with many local companies and contractors, some of which may pay us a referral fee for recommending them.

## Adkins Fine & Village

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