

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## Bromley House, Upper Minety

Price Guide £850,000

New build family home (1992 sq ft) situated in the heart of this popular village, carrying a 10 year Build-Zone New Home warranty.

4 double bedrooms, 3 bath/shower rooms - 2 en-suite. Entrance hall, cloakroom, kitchen/dining/family room, utility room, sitting room with log burning stove, study.

Enclosed garden, large garage with storage room over, ample parking,



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## The Property

Built by a local reputable developer, Robins Building and Renovations Ltd, this brand new individual home has natural stone to front facade, with rendered rear elevation. Oak herringbone flooring has been laid throughout most of the ground floor, with large porcelain tiles in the kitchen/dining/family room and utility room. A well equipped, top of the range, kitchen has been fitted with granite works surfaces. The bath/shower rooms are all fitted with luxury white sanitary. Quality wooden double glazed windows and doors are fitted throughout. An Air source heat pump and solar panels assist in keeping energy costs to a minimum, with an EPC rating of A - 94. The property is covered by a 10 year Build-Zone New Home warranty.

## Outside

Twin five-bar gates open onto a gravelled driveway providing ample off road parking and turning space in front of the property. The large detached garage has an electric up-and-over door, stairs to a storage room above, which could easily provide a studio/home office, if required (subject to any necessary planning permission). There is also an electric car charger, power and light, door and window to the side. The enclosed rear garden is laid to lawn with totem cypress trees and mature apple tree . Quality decking with balustrade, runs the full width of the property. There is external power and lighting to front and rear.

## General

Mains drainage, water and electricity are connected. An air source heat pump provides central heating and hot water. Solar panels on the roof provide income to offset against energy costs. Council Tax band: TBA. EPC: A - 94.

## Location

Upper Minety, a small village with the ancient Church of St Leonards, is closely associated with the larger village of Minety, about 2 miles distant. Minety has a primary school (Ofsted rated Good), pre school and a community run post office open at set times during the week, a sports pavilion with rugby and tennis clubs and a village hall. Minety is within the catchment area for Malmesbury Secondary School recently Ofsted rated Outstanding. Day to day shopping is catered for in Cricklade, Cirencester and Malmesbury. The village is well placed for access to junction 16 and 17 of the M4 motorway while intercity train services operate from nearby Kemble.

## Directions to SN16 9PT

From Malmesbury take the B4040 towards Cricklade. Continue for 6 miles through Charlton, taking the left hand turning into Dog Trap Lane towards Upper Minety. Turn left and take the next right onto Oaksey Road, signposted towards the Church. The property is on your left hand side prior to the bend, and denoted by our 'For Sale' board.

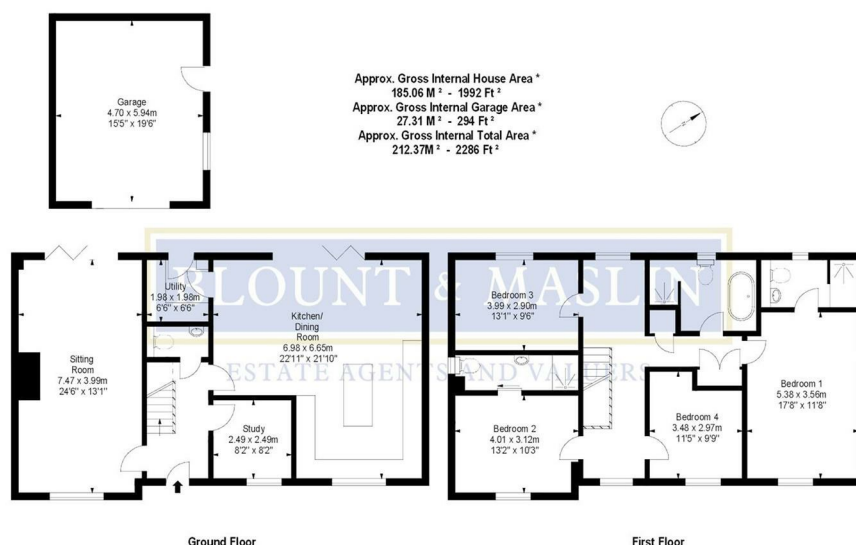


Illustration For Identification Purposes Only. Not To Scale  
\* As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.