

# BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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## 6 Sawyers Rise, Malmesbury

Price Guide £425,000

Well presented extended family home (1177 sq ft) in popular village location

Entrance hall, sitting room, kitchen/dining room, utility, boot room.

Four bedrooms, family bathroom, loft area suitable for conversion and scope for further enlargement (subject to necessary permissions).

Ample off road parking and a west-facing well-stocked rear garden.



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# 6 Sawyers Rise, Malmesbury

## The Property

This well-maintained extended family home (1177 sq ft) offers spacious and versatile accommodation, ideal for modern living. On the ground floor a hallway opens into a welcoming sitting room with log burner. The well-equipped kitchen/dining room provides ample space for cooking and entertaining, complemented by a practical utility and boot room. Upstairs, the property offers four bedrooms and a family bathroom. There is also potential to extend into the loft space (subject to the necessary permissions), offering scope for future growth. Outside, the property boasts a well-stocked rear garden, ideal for outdoor living and family activities. To the front, there is ample off-road parking. Situated in a popular village with a range of amenities, this home is only a short stroll to the primary school and combines countryside charm with everyday convenience.

## General

Mains drainage, water and electricity are connected. A Worcester oil fired boiler provides central heating and hot water. Council Tax Band C - £2,033.87 payable for 2025/26. EPC rating band D - 55.

## Minety

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 which hosts the Minety Community Shop, well respected local rugby club and tennis club. 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. Swindon railway station has fast trains to Paddington (60-65 mins) and the nearest airport is at Bristol.

## Directions to SN16 9QN

From Malmesbury proceed east towards Cricklade on the B4040. On reaching Minety, at the crossroads turn left into Silver Street. Bear left at the top and then turn right into Sawyers Hill and the property can be found on the left hand side, denoted by our 'For Sale' board.

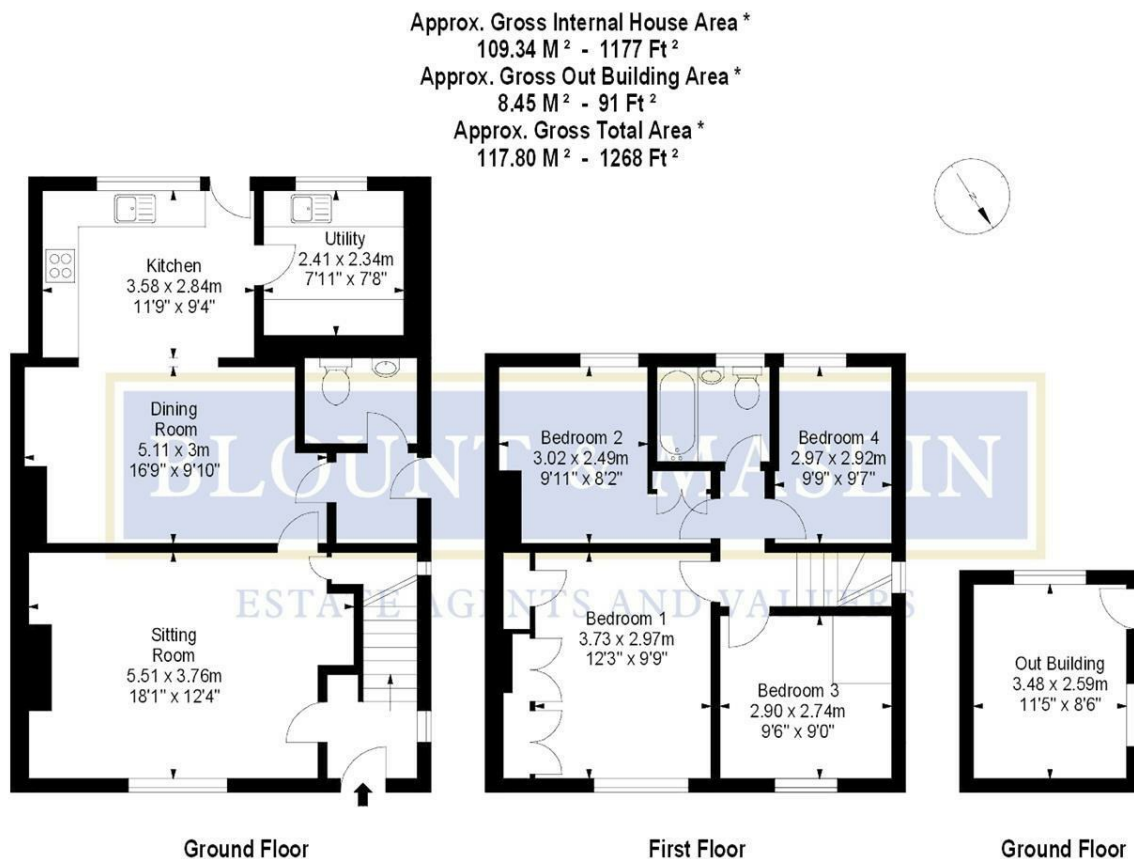


Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice