

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

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, Sawyers Hill, Minety

Price Guide £500,000

A detached BRIGHT AND AIRY home (1531 sq ft) with well presented accommodation towards the edge of the village. 3 double bedrooms, 3 en-suite bath/shower rooms. Porch, dining/family room, sitting room, kitchen/breakfast room, cloakroom. Courtyard garden, parking. NO ONWARD CHAIN



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Sawyers Hill, Minety

The Property

Built in 1865, this former chapel was purchased by the current owner in 2004, who then set about creating a spacious home, with bright and airy accommodation flooded with natural light. The first floor sitting room has a void over the entrance and all the bedrooms have built-in wardrobes and en-suite facilities. The property has recently been redecorated both inside and out and most of the carpets have been replaced.

The Accommodation

The front door has a fan light over and opens into the porch with circular windows either side. Double doors then give access to the wood floored dining/family room which has an ornamental fireplace and stairs off to the first floor. On the right, double doors lead to the dual aspect kitchen/breakfast room which has a log burning stove. At the rear is a cloakroom also housing the oil fired boiler. The rear hall has access to the understair cupboard and a door leading to a bedroom with en suite shower.

The stairs lead directly into a large sitting room, again with wood flooring. At the rear the guest bedroom has fitted wardrobes, the walk-in airing cupboard and an en-suite bathroom. The master bedroom has a deep wardrobe and an en-suite shower.

Outside

There are railings around the porch and a paved private parking space. Further railings with a gate lead to the right hand side, where there is a bin store, and continues

to a gravelled courtyard style garden with a wooden insulated hobbies room/home office, and the enclosed oil tank.

General

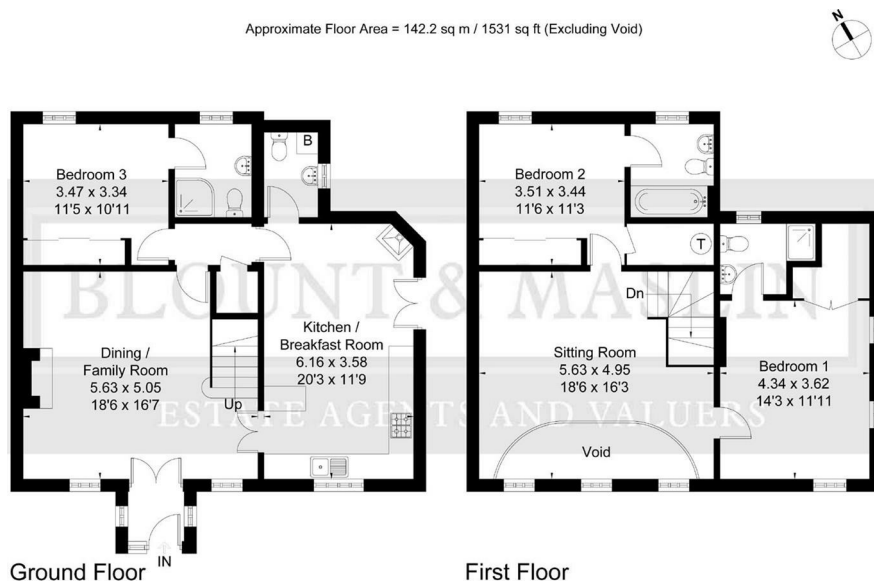
Mains water, electricity and drainage are connected. The oil fired boiler is in the cloakroom and supplies central heating and hot water. Council Tax Band D - £1,762.29 payable for 2019/20. EPC rating D - 66. The full report is available on our website, or paper copy on request.

Location

Minety lies seven miles east of Malmesbury and is well placed for easy access to Swindon and Junction 16 of the M4 motorway. Local facilities include a primary school, village hall, community shop, a public house and a thriving sports club. Water sports are available at the Cotswold Water Park, less than 3 miles away.

Directions to SN16 9QL

From Malmesbury proceed east towards Cricklade on the B4040. On reaching Minety, at the crossroads turn left into Silver Street. Continue around the sharp left hand bend before turning right onto Sawyers Hill. Proceed for about 100 yards and the property is on your right hand side, denoted by our For Sale board.



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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.