



Reedham Silver Street, Minety, SN16 9QU

£750,000



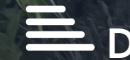
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# Reedham, Silver Street, Minety, SN16 9QU

£750,000

Situated in the charming village of Minety, this well-proportioned family residence spans two floors and offers three reception rooms, five bedrooms, a stunning kitchen/breakfast room, and a delightful rear garden. The property also features off-street parking and a detached double garage to the front.

## The Property

Reedham is a spacious, contemporary family home located in a highly sought-after village. The fitted kitchen boasts cream glossy doors, granite work surfaces, and a range-style oven. The sitting room is enhanced by a cast iron wood-burning stove and double doors leading to the garden. This room seamlessly flows into the conservatory, which offers panoramic garden views and access through additional double doors. The ground floor also includes a bedroom (5), a study with fitted office furniture, a utility room and a cloakroom.

The first floor comprises four bedrooms and a family bathroom. The master bedroom features an en-suite bathroom with a shower over a bath. Bedroom two includes a pull down bed and ample storage space, while the remaining two bedrooms consist of two further doubles.

## The Outside

The property is accessed via a private driveway leading to a detached double garage with a studio above and additional parking for two to three cars. The rear garden is primarily laid to lawn with a paved terrace area, perfect for outdoor enjoyment.

## Minety

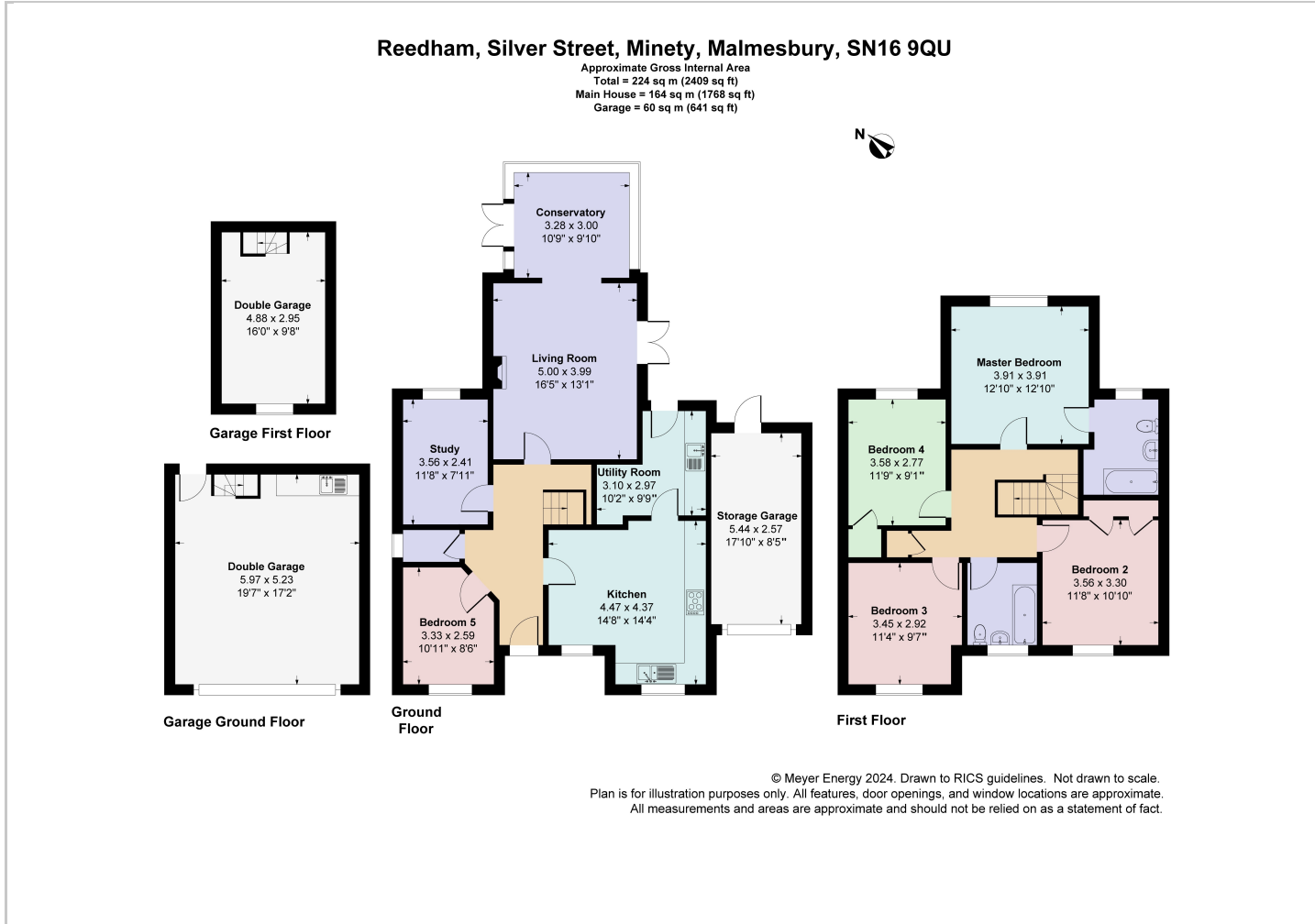
Minety, named after the water mint plant found growing in the village's ditches, is conveniently located between Malmesbury and Cricklade on the B4040. This vibrant and well-connected village boasts a strong sense of community, featuring a pre-school, nursery, afterschool club, primary school, two public houses, and a church. The market towns of Malmesbury and Cirencester are easily accessible, as is the more bustling commercial hub of Swindon and the M4 Motorway. Nearby attractions include the Cotswold Water Parks and nature reserves, offering opportunities for fishing and water sports. Mainline rail services are available from Kemble or Swindon stations, with London Paddington approximately 50 minutes away. Prestigious private schools such as Rendcomb College, Cricklade Manor, Westonbirt, and Stonar are within reach, along with secondary schools in Purton, Cirencester, and Swindon.







## Floor Plans

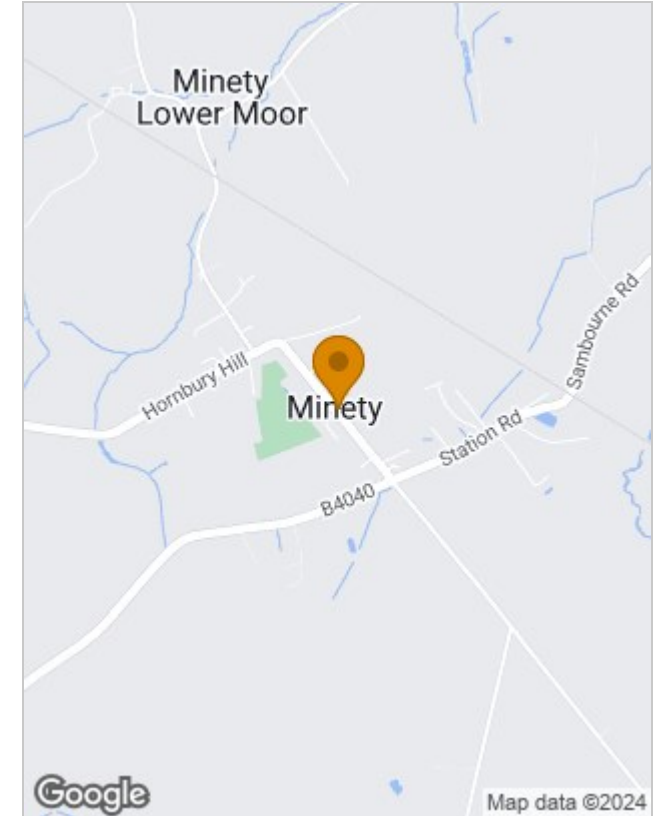


## Viewing

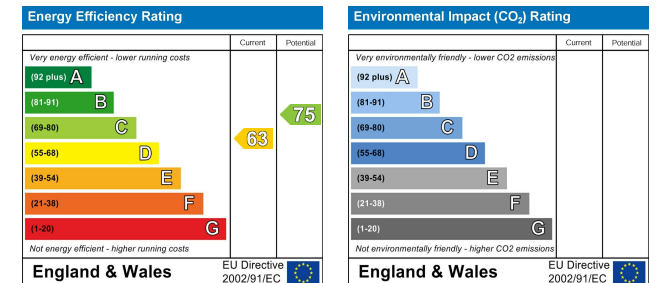
Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph



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