



LYNWOOD, UPPER MINETY

Upper Minety, Malmesbury, Wiltshire, SN16



A PRETTY DETACHED VILLAGE HOUSE SET IN LARGE GROUNDS

Kemble Station 6 miles (London Paddington 80 mins) | Malmesbury 8
miles | Tetbury 9 miles | Cirencester 9 miles | M4 (J16) 9 miles
(All distances and times are approximate)

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Local Authority: Wiltshire Council
Council Tax band: F
Tenure: Freehold
Services: LPG central heating. Main electricity, water and drainage.
Guide Price: £ 1,000,000



THE PROPERTY

In the picturesque village of Upper Minety, Lynwood offers a charming and tranquil countryside retreat. This attractive detached property combines traditional character with a modern layout, well-proportioned rooms and an internal one bedroom ground floor annexe, which can also easily be used as an additional living or work area to the main house.

The outbuildings have permission to be a separate dwelling - permission in principle for the construction of a new dwelling: PL/2025/01363. This potentially could, with permission, also be used to develop additional independent living accommodations for elderly or young families, or Airbnb, or for a substantial exercise studio and home workspace/workshop, or further garaging.

Set within a peaceful, semi-rural setting backing on to open countryside, Lynwood has large private formal gardens, exceptional parking and a three bay carport. Lynwood benefits from its peaceful setting yet remains well connected, making it a perfect choice for those seeking a rural lifestyle without sacrificing convenience.





SITUATION

Upper Minety is a small North Wiltshire Village. Quietly situated away from the main road, yet easily accessible to the local centres of Malmesbury, Tetbury and Cirencester, which have a good range of shops and facilities for everyday needs. Minety has a village pub, Vale of the White Horse, and further afield, in Oaksey, is The Wheatsheaf. There is a village shop and church in Minety, as well as a well-regarded preschool and primary school. There is a strong community with many events and clubs, the tennis club, the Rugby/Football club and club clubhouse, and the renowned Minety Festival every July.

There are wonderful walks up to Flisteridge woods, and sporting opportunities are diverse, including golf courses at Oakey and Cirencester; sailing and water sports at the Cotswold Water Park; motor racing at Castle Combe.

There are excellent communications to the M4 (J16) 9 miles, mainline railway services to London Paddington from Kemble Station (about 6 miles) and Swindon Station 13 miles.

Education is first-class with good private and state schools within easy reach. Minety and Oaksey primary schools, as well as Cricklade Manor Prep, Westonbirt, Marlborough College, St Mary's and St Margaret's Calne, to name a few.





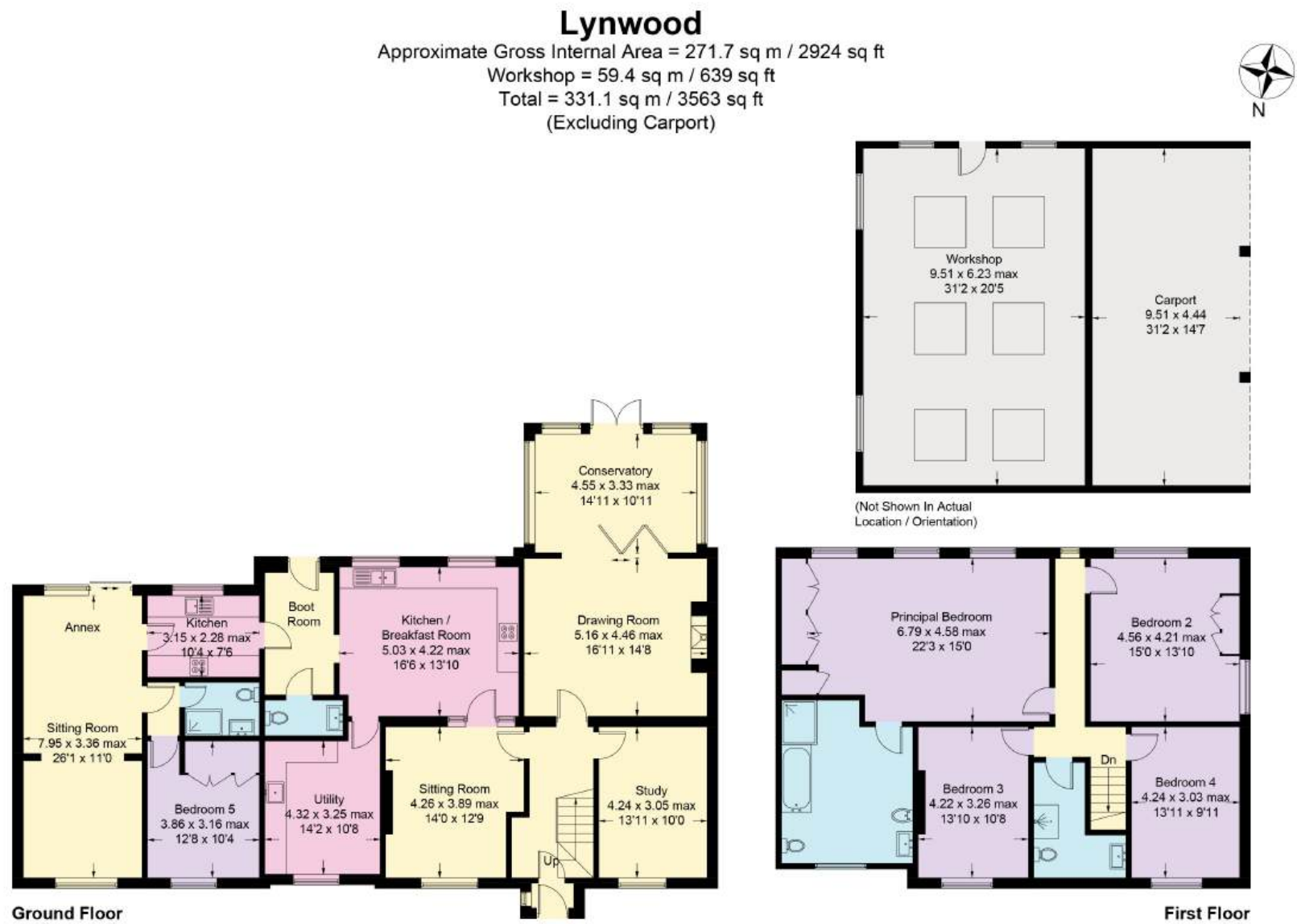
GARDENS AND GROUNDS

Beautiful, landscaped gardens surround the property with mature trees, flower beds, and a private patio area for outdoor entertaining. All backing on to open countryside. Off-road parking is available, along with a carport and workshop space, which is ideal for hobbies or additional storage.

The carport/workshop has planning permission to be turned into a separate dwelling - permission in principle for the construction of a new dwelling: PL/2025/01363.

Directions:
SN16 9PR
What3Words: ///honestly.geese.monument





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