



BAY TREE HOUSE

Upper Minety, Malmesbury, Wiltshire, SN16



BAY TREE HOUSE, UPPER MINETY

An attractive individual Cotswold stone four bedroom village house,
with beautiful gardens backing on to open fields.

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Local Authority: Wiltshire Council
Council Tax band: F
Tenure: Freehold

Distances: Kemble Station 6 miles (London Paddington 80 mins) | Malmesbury 8 miles | Tetbury and Cirencester 9 miles | M4 (J16) 9 miles (All distances and times are approximate)
Services: Mains water, drainage and electricity. Oil-fired central heating. Solar panels to heat hot water.

Guide Price: £950,000



THE PROPERTY

An attractive individual Cotswold stone property, built approximately 12 years ago to an exacting standard. The home features a well-considered design with a wonderful sense of flow throughout.

The impressive kitchen/dining room is a standout feature, which enjoys views over a large terrace and the beautifully landscaped, tranquil gardens. In addition, there is a separate living room with a wood burner and a good sized dedicated study/office. A large utility room provides access to the generous double garage and side entrance.

The first floor balances calm and convenience with four double bedrooms, two of which have en suite shower rooms, and a family shower and bathroom.



GARDENS AND GROUNDS

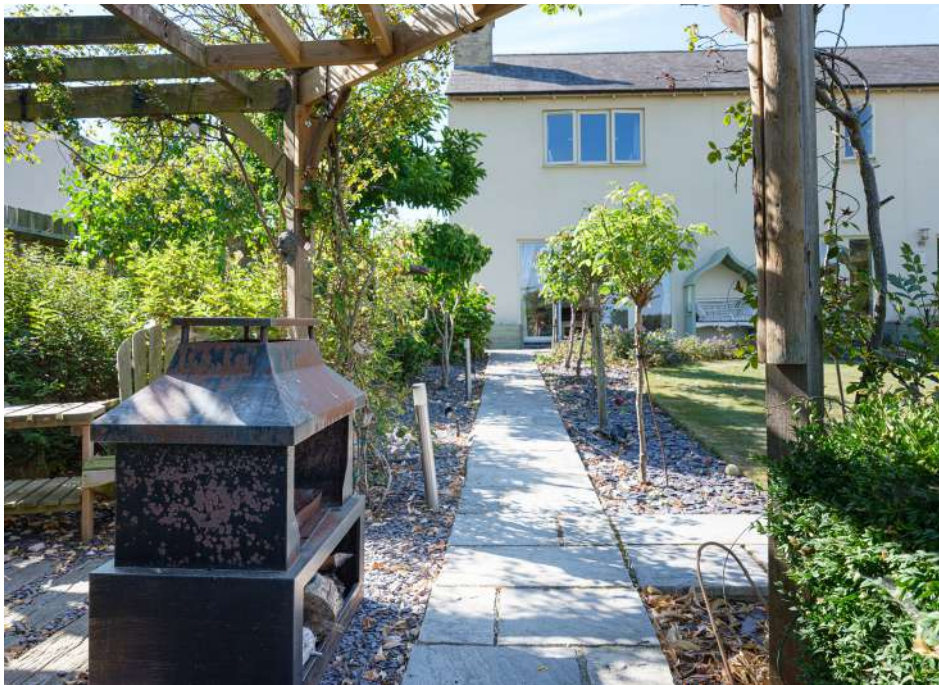
The property is set back from the lane, hidden behind a row of mature small trees and approached via an electric gate leading to extensive gravelled parking and a large double garage.

Dual side access to the rear garden, with additional storage and a bin area. A large terrace along the back of the house offers wonderful views over the garden, surrounding fields, and woodland beyond.

To the left of the garden is a versatile garden room complete with power, lighting, and remote controlled roller shutters. The garden room features a bar and seating area and can house a hot tub during the winter months. This space could also be used as a gym or home office.

The garden is very private, thoughtfully landscaped with various seating areas, and beautifully planted throughout. A decorative tool store sits on the patio and a large garden store is at the bottom of the garden, and is ideal for additional storage.





SITUATION

Upper Minety is a small North Wiltshire Village on the edge of the Cotswold Water Parks. It is 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, Horse and Groom, Charlton and The Potting Shed, Crudwell. There is a village shop, church, and a well-regarded preschool and primary school in Minety. There is a strong community with many events and clubs, such as the tennis club, the rugby/football club, the club clubhouse, and the renowned Minety Festival every July. There are wonderful walks up to Flisteridge woods, diverse sporting opportunities, including golf courses at Oaksey and Cirencester; sailing and water sports at the Cotswold Water Park; and 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

Directions:

Postcode: SN16 9PR

What3Words: ///similar.mega.models



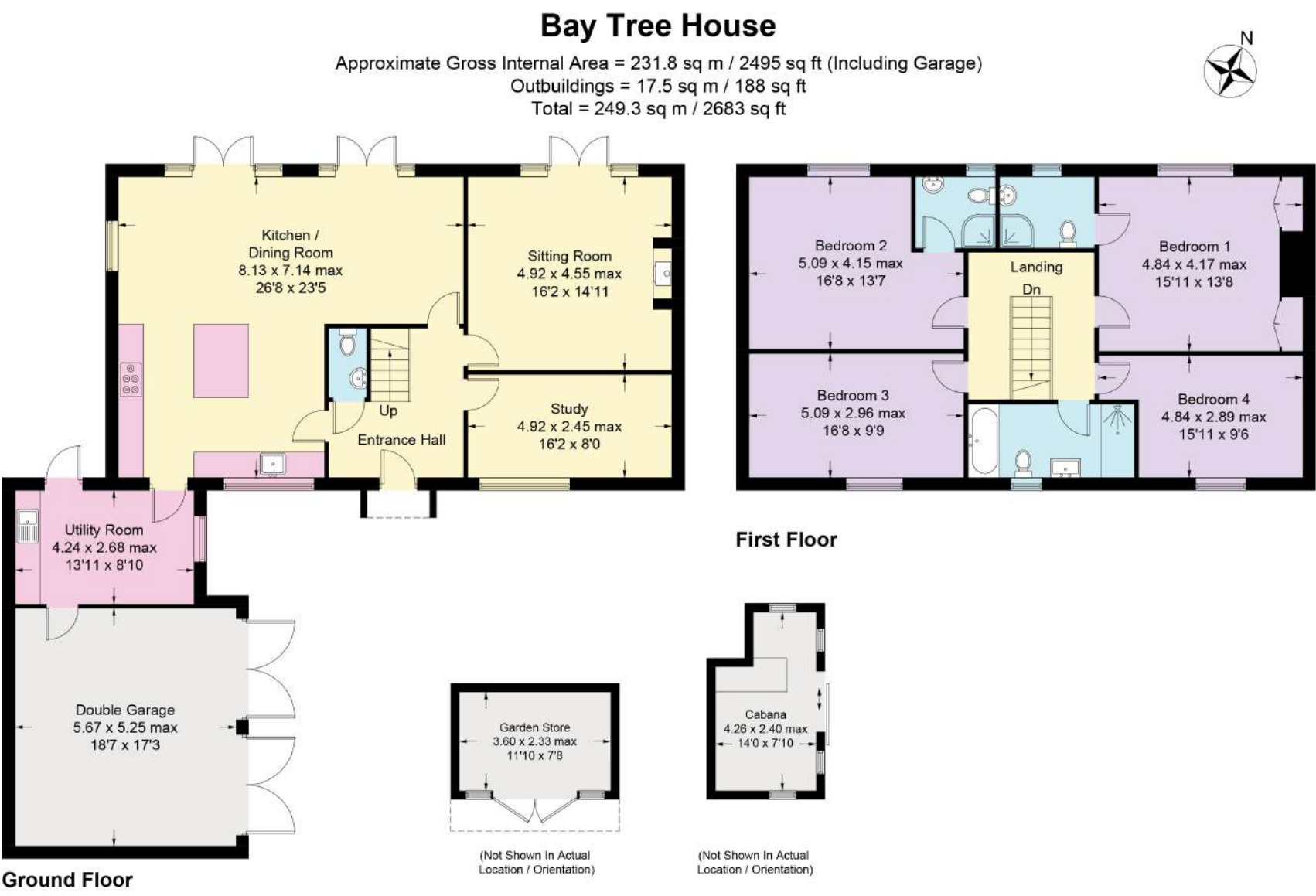


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1234824)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



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