



Silverlea, Hornbury Hill, Minety, Wiltshire, SN16 9QH
Asking Price £700,000

Cain & Fuller

14 Dyer Street • Cirencester • Gloucestershire GL7 2PF

T: 01285 640604

E: info@cainandfuller.co.uk • www.cainandfuller.co.uk

Cain & Fuller

GO TO OUR VR MATTERPORT TOUR ON THIS LISTING TO VIEW THIS FANASTIC PROPERTY !! Silverlea represents a great opportunity to purchase a distinctive village house accessed through dual five bar gate into a secluded driveway and established family setting. Minety is located to the south of Cirencester town the capital of the Cotswolds, ideally situated for the London commuter with a railway station in the neighbouring village of Kemble running a daily commenter service to Paddington. Nearby villages of Oaksey and Crudwell also offer a range of facilities and primary schools with Cirencester town being within a short drive through the renowned Cotswold Water Park. The house offers purchasers a well presented light and stylish living space with pleasant aspects to the established gardens and open farmland to the rear. The accommodation has been upgraded in recent years by the owners to now present an appealing modern living space. Externally there is a large gated gravelled driveway to the front of the house and double garage with side access to a secluded and established south-facing garden at the rear garden with lovely aspects onto open farmland. To view this excellent property contact the vendors agent Cain & Fuller in Cirencester.

Asking Price £700,000



Minety

The property occupies a desirable situation. Minety is a popular and well located village, quietly situated to the south of the attractive market town of Cirencester with good access to the nearby village of Kemble which has a regular service running daily to London Paddington. The village has a selection of local amenities including pre school and primary school, village shop, village bar and range of clubs and associations. There are good links to the business centres of the south west with easy access to both the M4 and M5 motorways. Minety has a parish church whilst the neighbouring village of Oaksey approx. 2.5 miles away has a public house, community shop and primary school, golf club and small air strip. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Kemble, and Ashton Keynes, which includes the award-winning Potting Shed at Crudwell. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available in Cirencester.

Nearby Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston Down is a gliding centre. Cirencester has had a golf course for over

100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

Description

The entrance door leads to a welcoming reception space with stairs leading to the first floor and access to most of the ground floor living space. The principal reception room benefits from a dual aspect attractive living space centred around an attractive Cotswold stone fireplace with fitted Wood-burner a must for those winter evenings, double doors lead to a large dining room with pleasant aspects to the garden and ample space for large family table. To the side elevation there is a good sized study ideal for the hybrid or full time homemaker with side access to the reception hallway and the rest of the house. To the front elevation there is a large comprehensively fitted kitchen/breakfast room with an excellent range of storage and integral appliances and large picture window to the front garden, access to the side to a large rear hall/boots room with window and external door to the rear garden. A further internal door leads to the utility room which has access to the attached double garage so very handy in the winter months. To the first floor of the house there are four well proportioned family bedrooms the master of which benefits from an en suite shower room. The existing bedrooms are serviced by a large contemporary family bathroom finished to an excellent standard. Many rooms to the first floor benefit from pleasant views onto open farmland and the surrounding village. The house is presented in excellent order by the present vendors it is warmed by an Oil fired central heating system which is complemented by double glazed windows.

Outside

The house has that classic Cotswold entrance through a five bar gate leading to a gravelled drive driveway with ample parking and good access to the attached double garage. Covered storm porch with access to the front entrance door to the house. Each side of the house has gated side access to the secluded family garden. The rear garden is an outstanding feature of the house being mainly laid to lawn with established low maintenance borders and established hedgerow and fencing creating a safe and secure environment for small animals or young children. The garden benefits from an open

aspect into farmland to the rear with a lovely far reaching view of the countryside. To the rear of the house there is an established seating area with pergola ideal for summer entertaining.

Double garage

Remote controlled single door, power and light, useful large eaves storage area internal door to utility room.

Tenure

Freehold

Council Tax

Band F

EPC

D rating

Viewing

Through Cain and Fuller in Cirencester

Agents note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Any plan is for layout guidance only and is not drawn to scale.

All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.

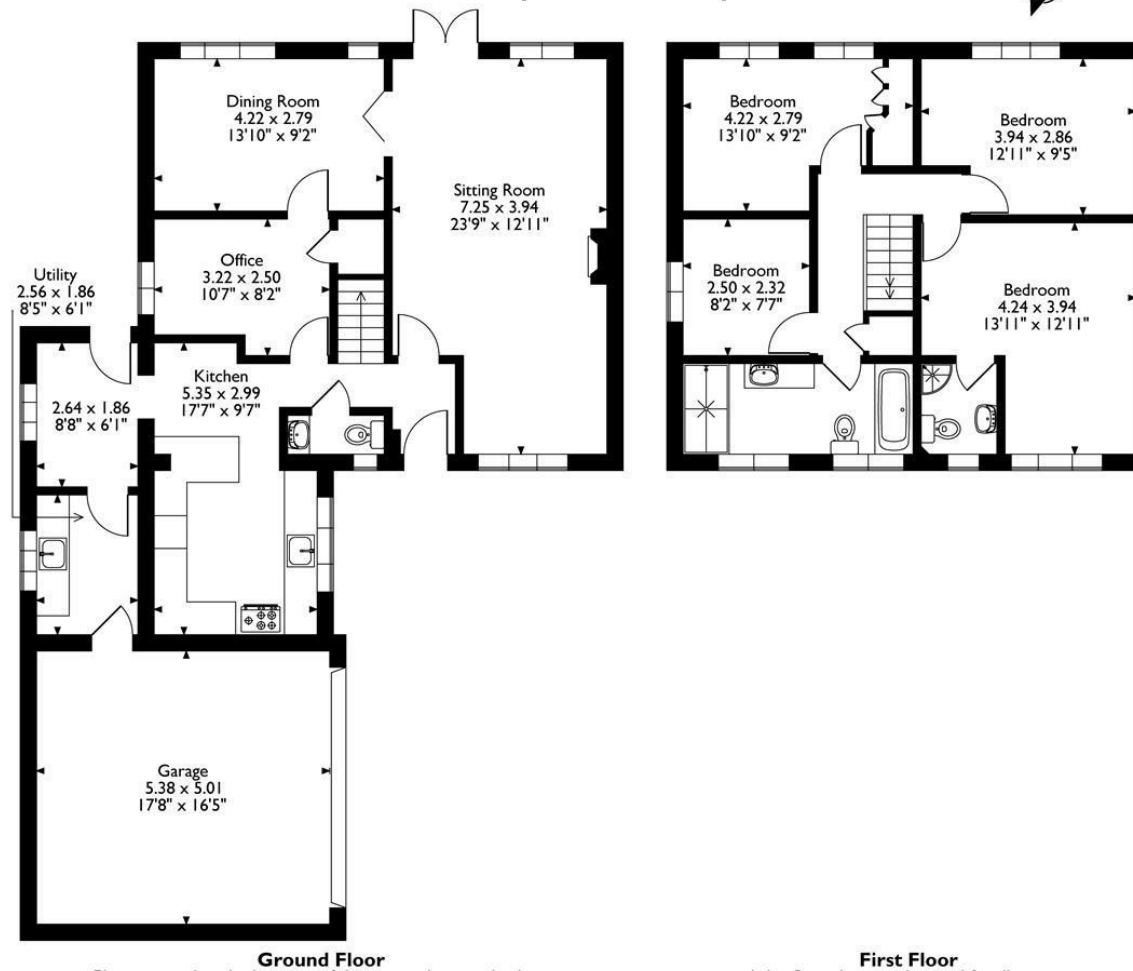
Cain & Fuller





Silver Lea, Hornbury Hill, Minety, Malmesbury

Approximate Gross Internal Area 170 Sq M/1830 Sq Ft

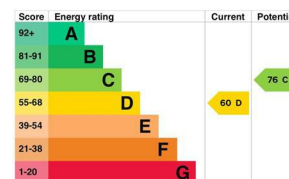


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.