



📍 6 Hornbury Close, Minety, SN16 9YE

🏠 Guide Price £635,000

A beautifully presented four bedroom detached family home located in the heart of this desirable village.

- Detached Family Home
- Beautifully Presented
- Magnificent Open Plan Living Space
- Four Generous Double Bedrooms
- Impressive Open Plan Kitchen/Dining Room
- Bay Fronted Sitting Room + Family Room
- Family Bathroom + En Suite
- Integral Double Garage + Parking
- Easy To Maintain Landscaped Gardens
- Thriving Village Community

🏡 Freehold

📊 EPC Rating C



An internal viewing is strongly recommended to appreciate this beautifully presented four bedroom detached family home, located in a delightful setting in the heart of the village. The current owners have undertaken a number of significant improvements and alterations in recent years to a particularly high specification to include the creation of a magnificent open plan kitchen/dining room and spacious family room.

The ground floor flows around a central hallway with a cloakroom, a bay fronted sitting room with feature fireplace and useful family room. The recently redesigned kitchen/dining room is a particular feature being fitted with a range of integrated appliances complimented by granite work surfaces and large central island. The first floor boasts an impressive master bedroom with en suite shower room, three further generous double bedrooms and a family bathroom.

French doors from the family room open onto a delightful, landscaped, easy to maintain rear garden with a striking Indian Sandstone patio. There are adjacent raised beds with attractive timber sleepers with inset lighting, all enclosed by a fenced boundary. The front garden is laid to lawn with hedged front boundary and central pathway leading to the front door. A driveway to the rear approaches an integral double garage with additional parking space to the side.

SITUATION

Centrally located close to the sports club and village store. This popular village is situated on the Wiltshire/Gloucestershire border, just six miles from the historic town of Malmesbury, and seven miles from Cirencester with the larger centre of Swindon just ten miles away. In Minety the local amenities comprise a local community run shop, public house/restaurant, a highly regarded primary school, nursery/pre-school, kids' play park, mother and toddler group and a thriving sports club to include cricket, tennis and rugby. The Cotswold Water Park is also close by with a wide range of water sports available. Access to both junctions sixteen and seventeen of the M4 are also convenient providing road travel to London, Bath and Bristol. Regular bus services are available to and from the charming market town of Malmesbury boasting a comprehensive range of amenities including the very sought after Malmesbury Secondary School. An intercity railway link to London Paddington is available from Kemble which is seven miles North West or from Swindon.

PROPERTY INFORMATION

Tenure: Freehold

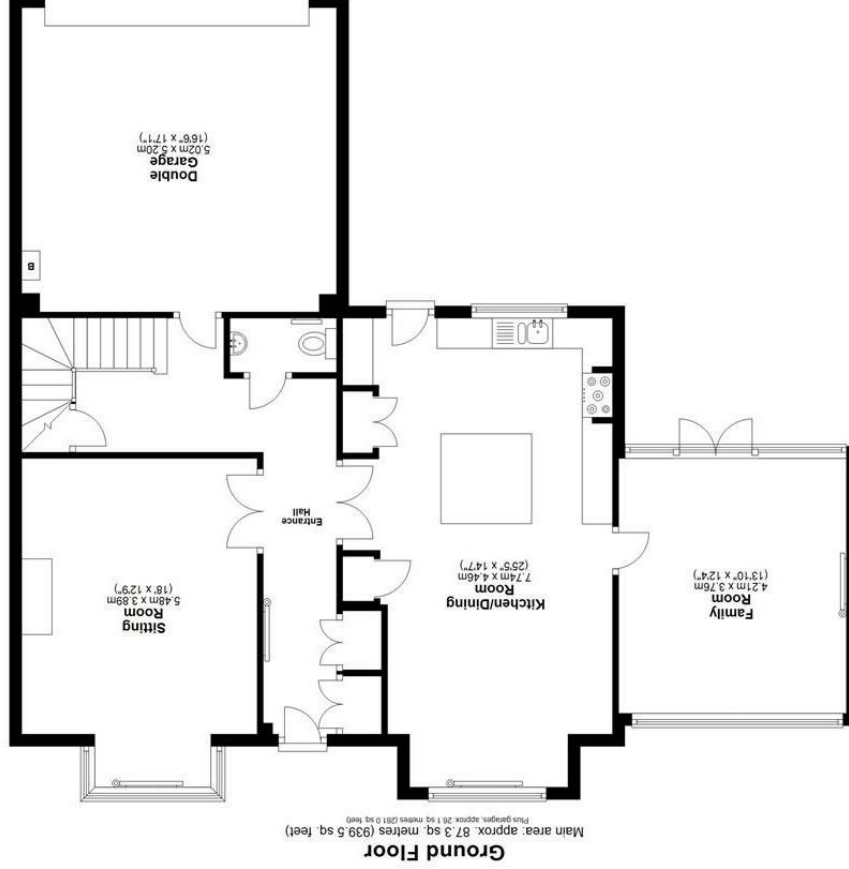
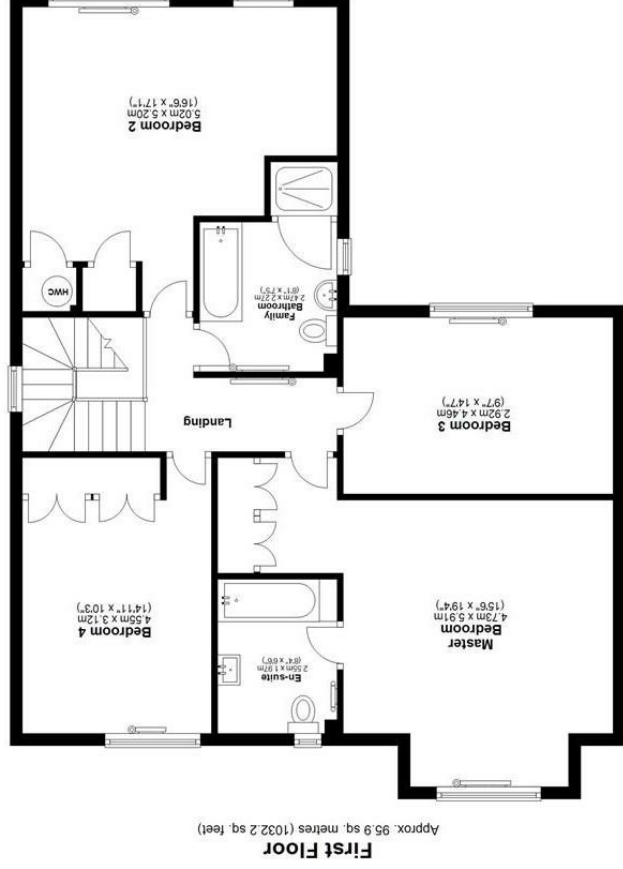
EPC Rating: C

Council Tax Band: F

Mains water, electricity and oil fired heating via radiators. Electric car charging point.



Disclaimer: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.



Main area: Approx. 183.2 sq. metres (1971.7 sq. feet)
Plus garages: approx. 26.1 sq. metres (281.0 sq. feet)