



📍 1 London Lane, Minety, Wiltshire, SN16 9RF

🏠 Guide Price £495,000

A spacious four bedroom semi detached cottage set amid large established gardens approaching 0.25 acre.

- Spacious Semi Detached Cottage
- Potential For Annexe Accommodation
- Three/Four Bedrooms
- Two Reception Rooms
- Bathroom & Shower Room
- Established Level Gardens
- Detached Garage Plus Workshop
- Off Road Parking For 4 Cars
- Plot Approaching 1/4 Acre
- Popular Village

🏡 Freehold

🏠 EPC Rating G



A spacious three/four bedroom semi detached cottage standing in mature gardens approaching a ¼ acre. The property has period origins dating back to the early 1900's and has been extended by the current owners to incorporate an attached two storey annexe. This additional accommodation could easily be re-instated to become part of the main dwelling. The ground floor comprises a sitting room, kitchen and shower room. Stairs from the hallway rise up to a first floor landing with three bedrooms. The additional annexe/living space can be accessed either via a door in the rear hallway of the main dwelling or via a door from the rear garden. There is a kitchen and spacious open plan sitting room on the ground floor. The first floor boasts a double bedroom with dressing room and a bathroom. The south facing rear garden enjoys a delightful wooded aspect and is predominantly laid to lawn. There are two ornamental ponds, a greenhouse, large detached workshop, all enclosed by an established hedged and fenced boundary. A driveway to the side approaches a large detached garage with additional parking for four cars.

SITUATION

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, 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.

PROPERT INFORMATION

Tenure: Freehold

EPC Rating: Main dwelling G; Annexe F

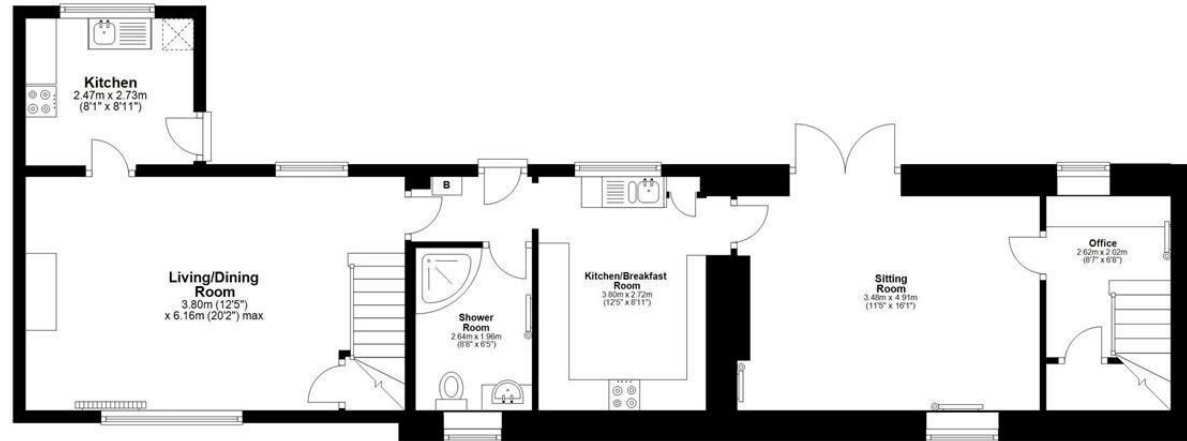
Council Tax Band: E

Mains water, drainage, electricity and LPG fired central heating



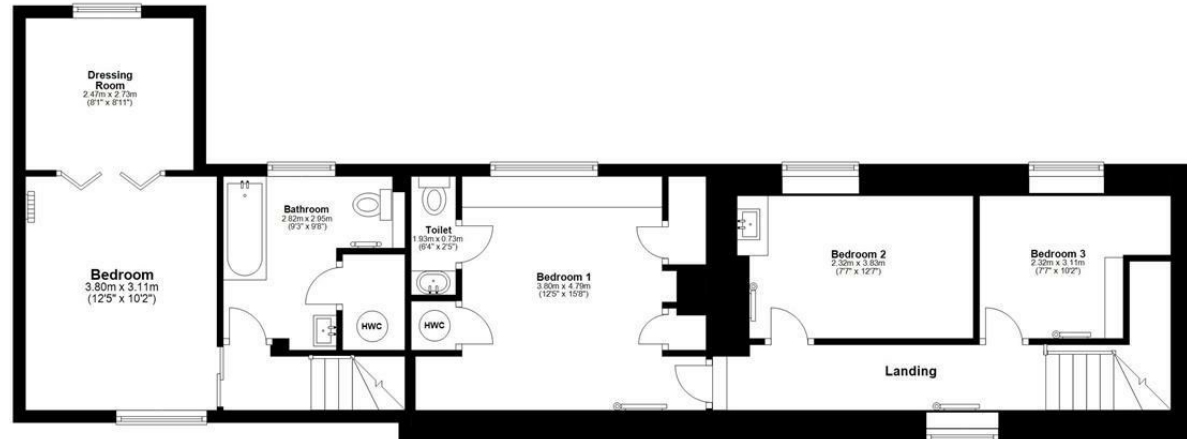
Ground Floor

Approx. 76.2 sq. metres (819.9 sq. feet)



First Floor

Approx. 76.3 sq. metres (821.2 sq. feet)



Total area: approx. 152.5 sq. metres (1641.1 sq. feet)

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.