



📍 Swiss Cottage Oakleaze, Minety, Malmesbury, Wiltshire, SN16 9RD

🏠 Guide Price £455,000

Located in a popular cul de sac setting, a tastefully presented three/four bedroom detached bungalow with versatile accommodation and easy to maintain gardens.

- Detached Bungalow
- Versatile Accommodation
- Tastefully Presented
- Three/Four Bedrooms
- Kitchen With Built-In Oven & Hob
- Bathroom + En Suite Wet Room
- Delightful Conservatory
- Easy to Maintain Gardens
- Desirable Cul De Sac
- Popular Village With Thriving Community

🏡 Freehold

🏠 EPC Rating E



**\*\* DETACHED BUNGALOW \*\* VERSATILE ACCOMMODATION \*\* EASY TO MAINTAIN GARDENS \*\* DELIGHTFUL VILLAGE SETTING \*\***

An extended and tastefully presented three/four bedroom detached bungalow located in a quiet cul de sac setting in the popular village of Minety. The versatile interior comprises an 'L' shaped hallway, a fitted kitchen with built-in oven and hob and a double aspect sitting room with feature open fireplace. Bi-folding doors from the sitting room open into a delightful conservatory with views over the garden. There are four bedrooms, one of the bedrooms benefitting from an en suite wet and a family bathroom. The small, enclosed gardens extend to the rear and side of the bungalow and have been designed to be low maintenance and are enclosed by a fenced boundary which provides a high degree of privacy. A door from the rear patio opens into a useful utility/boot room which houses the oil fired boiler. A block paved driveway to the front provides off road parking for one car.

**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: E

Council Tax Band: D

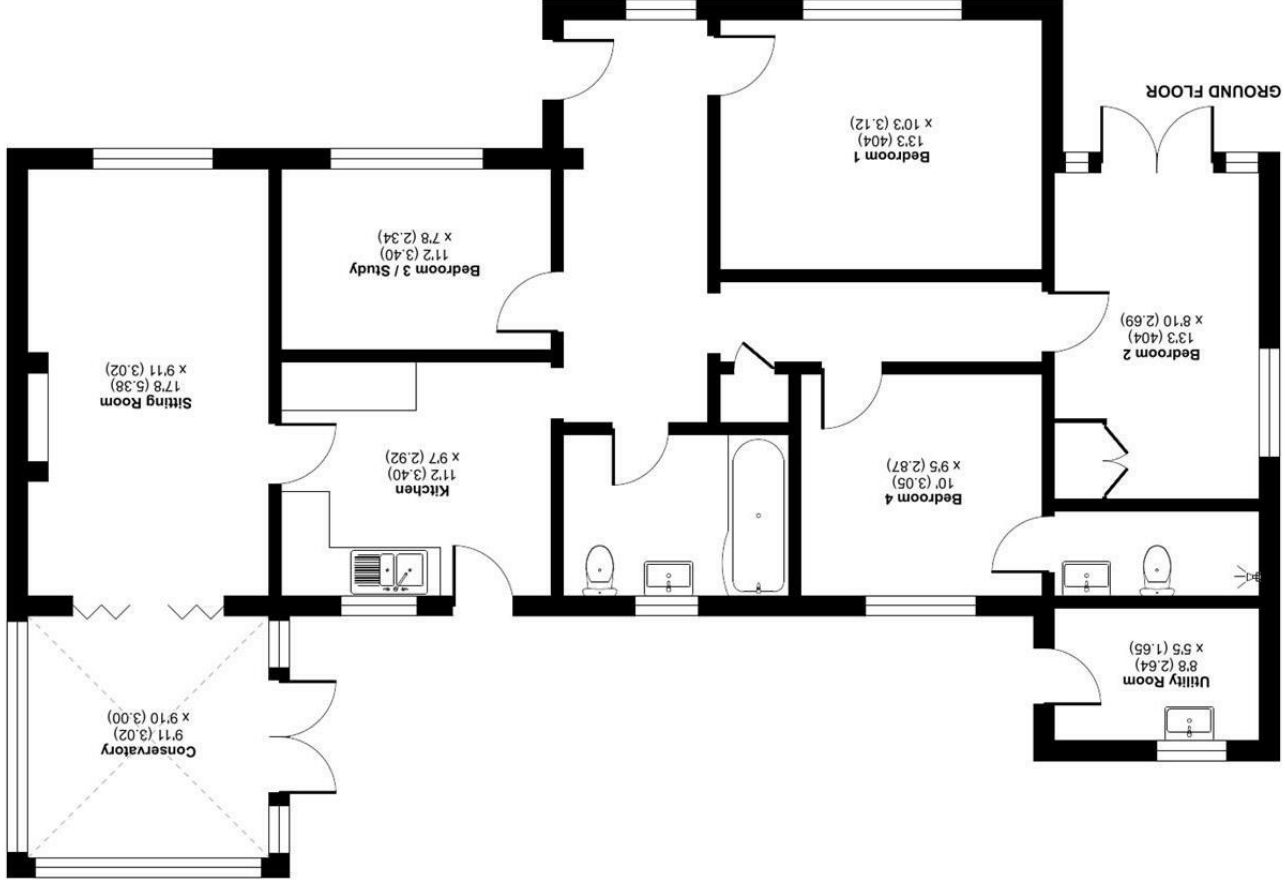
Mains water, electricity, drainage and oil fired heating



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Approximate Area = 1181 sq ft / 109.7 sq m (includes utility room)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ntlhocom 2024. Produced for Strakers. REF: 1187517