





📍 4 Silver Close, Minety, Wiltshire, SN16 9QT

🏠 Guide Price £750,000

A stunning village home with beautifully proportioned accommodation arranged over three floors.

- Magnificent Detached Family Home
- Thoughtfully Extended Over Three Floors
- Beautifully Presented Throughout
- Master Bedroom Suite + Four/Five Further Bedrooms
- Three En Suite + Family Bathroom
- Three Receptions Rooms + Conservatory
- Impressive Kitchen/Breakfast Room + Utility
- Delightful Secluded, Landscaped Gardens
- Double Garage, Large Workshop & Studio
- Cul De Sac Setting

🏡 Freehold

🏠 EPC Rating D





An internal viewing is strongly recommended to appreciate this beautifully presented five/six bedroom detached family home, located in a private cul-de-sac setting in this most desirable village. The current owner has undertaken a number of significant improvements in recent years to include new double glazed windows, a re-designed kitchen, family and en suite bathroom and delightful conservatory. The versatile and well proportioned interior flows around a central reception hallway with cloakroom, a magnificent double aspect sitting room with wood burning stove, a dining room, study and conservatory. A door from the hallway opens into an impressive kitchen/breakfast room fitted with a comprehensive range of wall and base units complimented by a range of Neff built-in appliances with a separate utility room. The master bedroom boasts an en suite dressing room and bathroom, a guest bedroom with en-suite shower room with two further bedrooms and a family bathroom. Stairs from the landing rise to the second floor with a further double bedroom, spacious study/bedroom and shower room. A block paved patio extends to the full width of the property, opening to a wide, predominantly lawned garden interspersed by an abundance of plants, shrubs and perennials. There is a further patio at the rear of the garden, a greenhouse and fully insulated studio. A driveway to the front approaches a detached double garage with double gates opening to a private parking area and a useful 16' workshop/garage or hobbies room.

#### SITUATION

The property forms part of a small, cul de sac of similar properties located just off the centre of the village, in a private setting. 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.

#### PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: D

Council Tax Band: F

Mains water, drainage, electricity and oil fired central heating, air conditioning to three rooms.







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