



⑨ The House Webbs Hill, Minety, Malmesbury, Wiltshire,
SN16 9QG

⌚ Guide Price £750,000

A spacious four bedroom detached family home occupying a stunning and private position in a quiet, no through rural lane adjoining open countryside.

- Substantial Detached Family Home
- Tranquil Setting Along a Private Lane
- Well Proportioned Accommodation
- Four Generous Bedrooms
- En Suite Bathroom, Shower Room + Family Bathroom
- Open Plan Kitchen/Dining Room
- Large Utility/Boot Room
- South Facing Gardens
- Large Double Garage + Loft Space
- Useful Outbuildings

❖ Freehold

⑩ EPC Rating E



Located in the heart of this sought after village, The House is a substantial four bedroom detached family home standing on a bold plot with an impressive broad frontage, amid established south facing gardens. The property was built by the current owners in 1976, although in good condition, the property offers the scope for re-configuring the internal layout to the new buyers specification.

The generously proportioned accommodation is arranged over two floors comprising an entrance hall with cloakroom, a spacious double aspect sitting room with open fireplace, study and a conservatory to the rear with delightful views over the garden. Double doors from the sitting room lead into an open plan kitchen/dining room fitted with a range of Neff integrated appliances to include a double oven, induction hob, fridge/freezer and dishwasher. On the first floor the master bedroom is fitted with a range of built-in wardrobes, cupboards and drawers with an en suite bathroom and separate shower. There are three further double bedrooms, one benefitting from an en suite shower room and a family bathroom. On the ground floor a door from the hall opens into utility/boot room and a large double garage with useful fully boarded loft storage space.

Externally the rear garden is predominantly laid to lawn, enjoys a sunny south facing aspect and is bordered by well stocked shrub beds. There are two useful stone built outbuildings and a five bar gate to the side giving access to the front garden. A large block paved driveway to the front provides ample parking and turning space with a car port to the side of the garage allowing the opportunity for storage of a caravan or motorhome.

SITUATION

Occupying a stunning and private position in this quiet, no through rural lane adjoining open countryside. 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, local squash club and a thriving rugby club with an excellent reputation. 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 proving 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

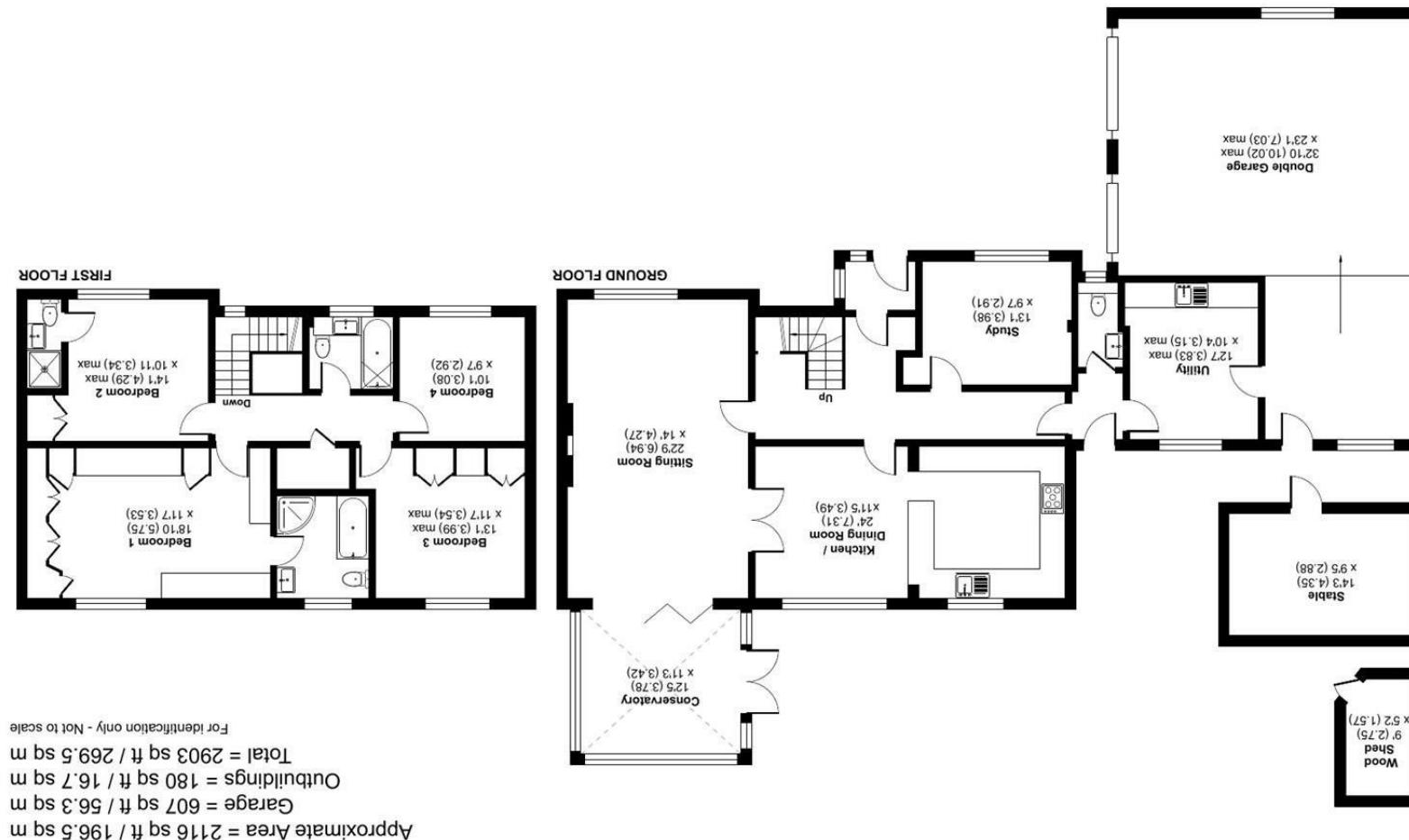
Council Tax Band: F

Mains water, electricity and oil fired central heating. There are solar panels at the property which are owned by the vendor and will stay. The current owners have secured planning permission to convert the detached double garage situated to the right of the driveway into a detached dwelling with garden, which is not included in the sale. Please speak to the agent for more details.



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 the 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.

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