



📍 1 Summerhouse Farm Cottage, Minety, Wiltshire, SN16 9RP

🏠 Guide Price £435,000

Located in a delightful semi rural setting amid large south facing gardens, a beautifully proportioned three bedroom semi detached family home.

- Semi Detached Family Home
- Beautifully Proportioned Accommodation
- Tastefully Presented Throughout
- Impressive Sitting Room with Wood Burning Stove
- Delightful Farmhouse Kitchen/Dining Room With Vaulted Ceiling
- Three Generous Bedrooms
- Large Plot With A Broad Frontage
- Carport Plus Ample Parking
- South Facing Gardens To Three Sides
- No Onward Chain

🏡 Freehold

🏠 EPC Rating D



This spacious three bedrooms semi detached family home stands on a bold, level plot amid large south facing gardens with a particularly broad frontage. The beautifully proportioned interior comprises a entrance hallway with cloakroom, an impressive open plan sitting room with wood burning stove and a family room. A door from the sitting room opens into a bright and spacious, double aspect kitchen/dining room with vaulted ceiling. This attractive farmhouse kitchen is fitted with a range of wall and base units complimented by adjacent natural wood work surfaces, a Belfast sink and Leisure range cooker. Stairs from the hallway rise up to a first floor landing with two generous double bedrooms with built-in wardrobes, a good sized third bedroom and family bathroom. Sliding patio doors from the sitting room open onto a flagstone patio with a large lawned garden, enclosed by a hedged and fenced boundary. At the far end of the garden to one side is a useful car port with double gates opening to the front driveway with ample parking and turning space.

SITUATION

Located in a delightful rural setting, surrounded by open countryside approximately a mile and a half from the heart of Minety. 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: E

Council Tax Band: E

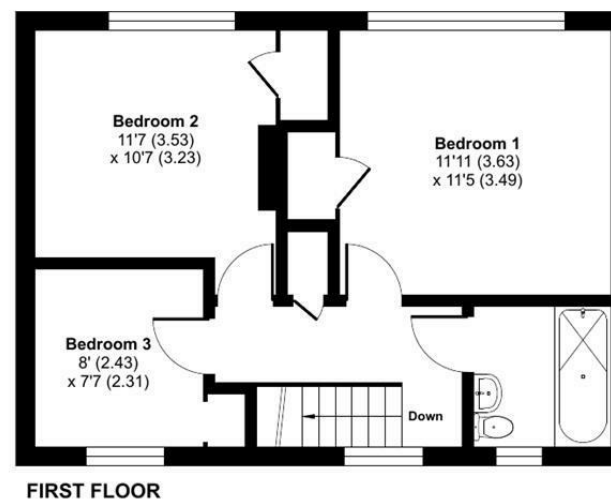
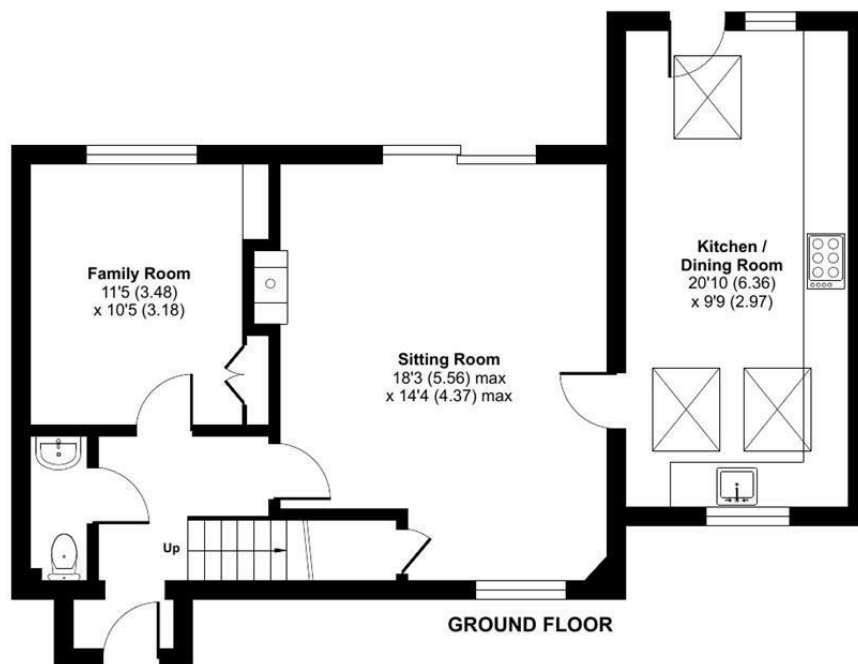
Mains water, electricity and oil fired central heating.



Summerhouse Farm Cottages, Minety, Malmesbury, SN16

Approximate Area = 1150 sq ft / 106.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1304435

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