



📍 Ginbac Upper Minety, Wiltshire, SN16 9PT

🔗 Guide Price £625,000

A beautifully proportioned detached bungalow, located in a secluded setting amid gardens of 1/4 acre

- Spacious Detached Bungalow
- Beautifully Proportioned Accommodation
- In Total 2605 sq ft- With Potential To Update & Personalise
- Three Bedrooms + En Suite + Family Bathroom
- Kitchen/Breakfast Room + Large Utility/Boot Room
- Spacious sitting Room + Conservatory
- Set In Established Gardens of 1/4 Acre
- Detached Double Garage With Office Above
- Tranquil Setting On Secluded Plot
- No Onward Chain

🏠 Freehold

🏠 EPC Rating D



Offered with no onward chain and immediate vacant possession, this spacious three-bedroom detached bungalow occupies an established corner plot of approximately ¼ acre, surrounded by established lawned gardens. The property would benefit from internal redecoration and modernisation—an excellent opportunity for purchasers to update and potentially reconfigure the layout to their own taste and specifications. The well-proportioned accommodation includes a welcoming reception hallway, a dual-aspect sitting room with an open fireplace, a conservatory, and a study. The open-plan kitchen/breakfast room is accessed from the hallway and is complemented by a separate utility/boot room. There are three bedrooms, including a master with an en suite shower room, and a family bathroom with shower.

Externally, the property enjoys attractive south-facing gardens with mature trees and shrub borders providing a high degree of privacy. A driveway to the front leads to a detached double garage, complete with a rear lobby and staircase to a spacious first-floor hobbies room—currently used as an office but offering flexibility for a variety of uses. There is ample parking and turning space for several vehicles.

### SITUATION

This small rural community is a delightful mix of village houses, ancient farms and beautiful open countryside. Located to the north west of the larger village of Minety, 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 rugby club. 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 highly 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 and oil fired central heating.



## Upper Minety, Malmesbury, SN16

Approximate Area = 1683 sq ft / 156.3 sq m

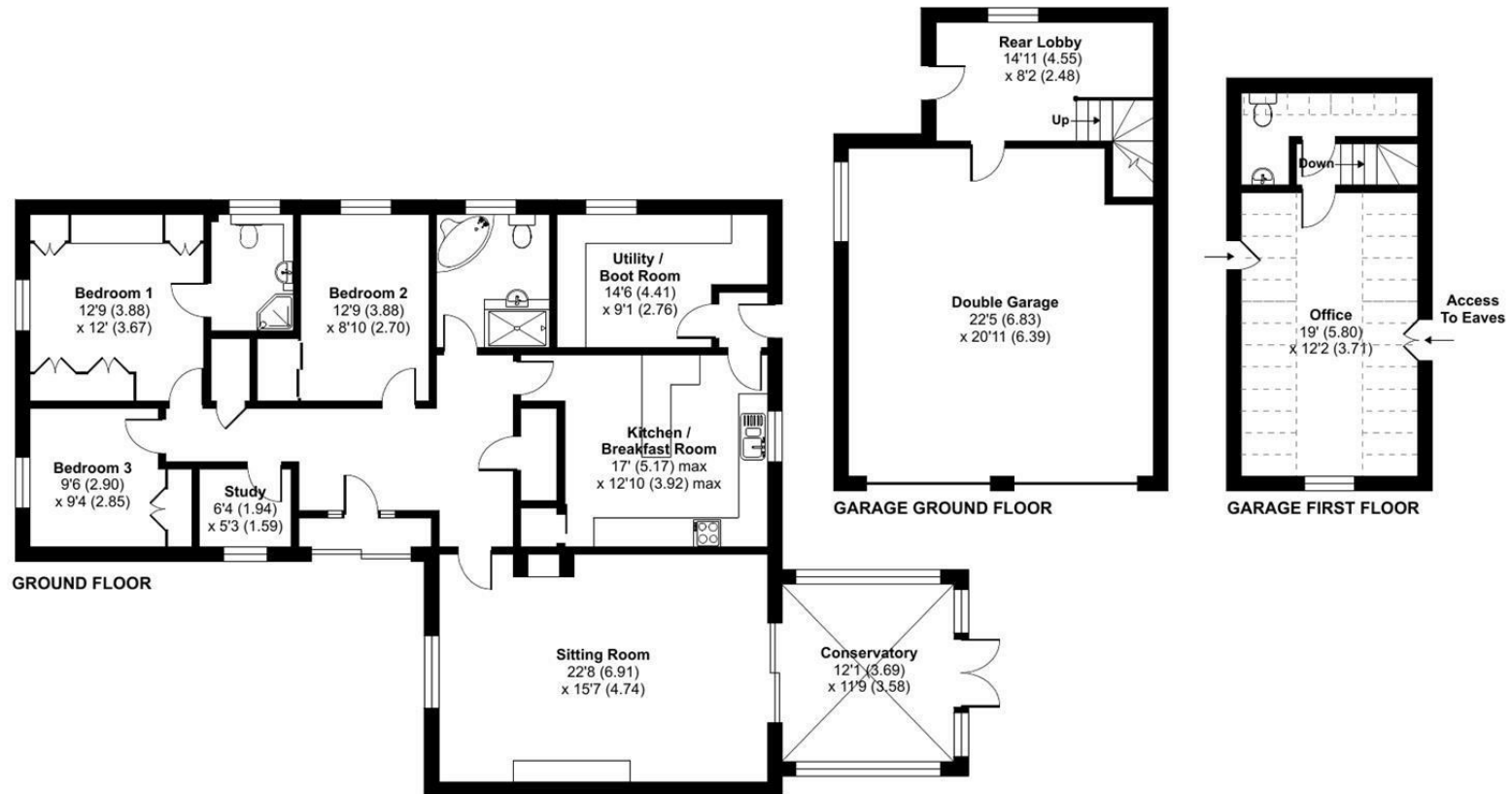
Limited Use Area(s) = 166 sq ft / 15.4 sq m

Garage = 756 sq ft / 70.2 sq m

Total = 2605 sq ft / 242 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1373122

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