



THE WITHIES

ASHTON ROAD, MINETY, MALMESBURY, WILTSHIRE

Malmesbury 8 miles, Cirencester 8 miles,
Tetbury 12 miles, Kemble Station 7 miles (London
Paddington 69 minutes), M4 (Junction 15) 18 miles
(All distances and times are approximate)

**A well-presented period house,
privately tucked away in about four
acres**

Ground Floor: Sitting Room • Kitchen/Dining Room
Study • Boot Room • Utility • Cloakroom

First Floor: Main Bedroom with Bathroom
Three Further Bedrooms • Bathroom

Outside: Detached Double Garage • Paddocks
Character Barn/Workshop • Pretty Gardens

About 4 acres in all



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DESCRIPTION

The Withies is an attractive period house privately tucked away between the villages of Minety and Ashton Keynes. Since buying the property in 2014, the current vendor has carried out an extensive and detailed programme of renovation and improvement and the whole property is very well presented throughout. The rooms are particularly light and bright and enjoy good views over the gardens and grounds.

The front door opens into a large sitting room which immediately gives a great feeling of space. It has a fireplace with a wood-burning stove and French windows to the terrace. A study leads off to one side. The kitchen/dining room is well-equipped and has a bi-fold door to the garden. Leading off the kitchen is a useful boot room, utility and cloakroom.

The first floor accommodation is similarly light and airy. The principal bedroom has an adjoining bathroom and a charming balcony overlooking the garden. There are three further double bedrooms and a second bathroom. The Withies is not Listed.



The property is approached down a gravelled driveway leading through a small paddock to a parking area next to a substantial double garage. Beyond is a detached barn, over 30 feet in length, with two adjoining storerooms. The barn has electricity and water laid on and, subject to planning consent, could have scope for conversion to ancillary accommodation.

The garden is charming and comprises wide level lawns with colourful borders. Along the south east side of the house is a broad paved terrace with access from both the sitting room and kitchen. There is a vegetable garden and small orchard behind the garage. Beyond the main garden lies another paddock, accessed via a hard track.

SITUATION & AMENITIES

Ashton Road is a small lane which connects Ashton Keynes and Minety. Both are active communities, each with a primary school, pub and a community run shop. The main local towns include Cirencester and Malmesbury (both around 8 miles) as well as Tetbury, Cricklade and Chippenham. The main regional centres are Swindon, Bath, Bristol and Gloucester.

Communications are good, being about 4 miles from the A419 dual carriageway which links the M4 and M5. Rail services to Paddington from either Kemble Station or Swindon, the latter taking from around 55 minutes. Plenty of local school choices and Malmesbury (secondary) School is particularly well regarded. A wide range of local sports including various golf courses, water sports at the Cotswold Water Park and many equestrian events.

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.



SERVICES

Mains water and electricity. Private drainage. Oil fired central heating. Gigaclear broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

TENURE

Freehold with vacant possession

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not. There are no public footpaths across the property.

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX

Band G

EPC

Band E

VIEWINGS

By appointment only. Please telephone Butler Sherborn, Cirencester office T 01285 883740. E cirencester@butlersherborn.co.uk





DIRECTIONS (SN16 9QP)

From the A419 dual carriageway to the south of Cirencester turn off at the Spine Road Junction onto the B4696 for Ashton Keynes and South Cerney. After a couple of miles and at a staggered crossroads turn left for Ashton Keynes. Ignore the left hand for Ashton Keynes village and turn right onto Ashton Road for Minety after about half a mile. Continue along this lane for a mile and a half or so and the entrance to the Withies will be found on the left before you reach a T-junction.

what3words: ///playback.waxing.boats

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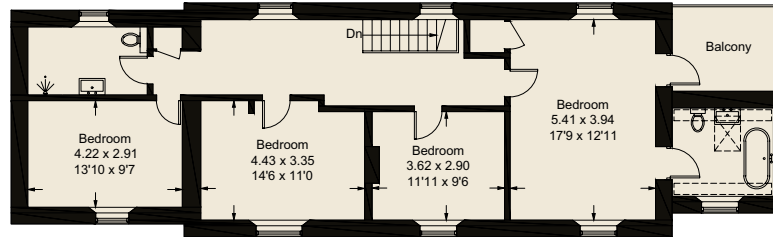
The Withies

Approximate Gross Internal Area = 200.3 sq m / 2156 sq ft

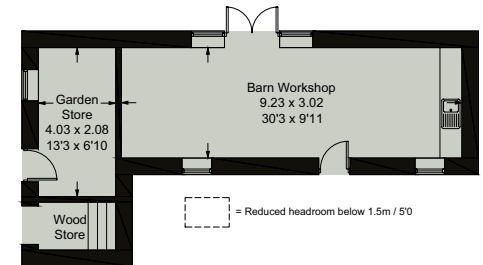
Outbuildings = 79.0 sq m / 850 sq ft

Total = 279.3 sq m / 3006 sq ft

(Excluding Wood Store)

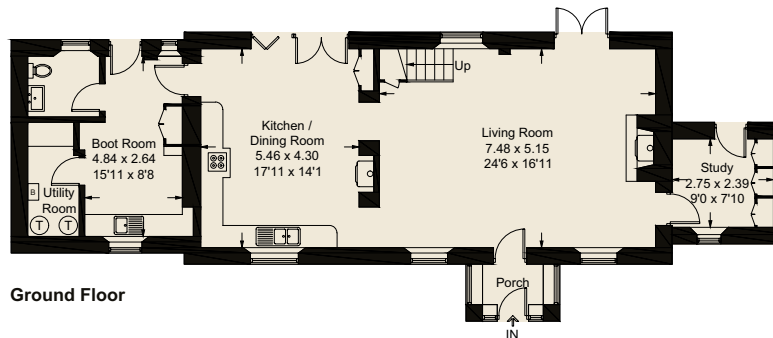


First Floor

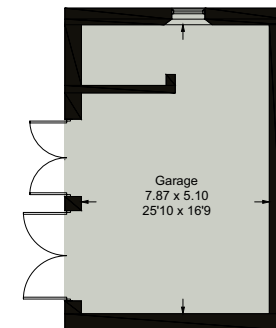


Outbuildings

(Not Shown In Actual Location / Orientation)



Ground Floor



(Not Shown In Actual Location / Orientation)

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1218528)

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