



JAMES PYLE & CO.



2 Coppenacre, Upper Minety, Malmesbury, Wiltshire, SN16 9PR



Impressive detached house  
 Lovely views across fields  
 Superb configuration with generous proportions  
 5 bedrooms, 3 bathrooms  
 4 reception rooms and fitted kitchen  
 Mature 100ft rear garden  
 Double garage and gated private parking  
 Peaceful village setting



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

## Price Guide: £875,000

Approximately 2,062 sq.ft excluding garage

‘Backing onto fields with lovely views, this detached modern house is very impressive offering substantial family-sized accommodation’



### The Property

This very impressive detached modern house boasts substantial family-sized accommodation with a superb configuration. Built of natural stone, the property was constructed by a local builder alongside only two other similar detached houses and occupies a lovely position screened by mature trees at the front whilst backing onto fields within the peaceful village of Upper Minety.

Arranged over two floors, the accommodation extends to over 2,060 sq.ft. The ground floor opens to a spacious entrance hall flowing to the reception rooms and with a staircase rising to the first floor. The generous reception area includes three reception rooms plus a study. The living room is dual-aspect with sliding doors to the garden and a fireplace with wood-burning stove inset. The kitchen is well-equipped with integrated appliances and adjoins a

utility room which has side access. On the first floor, there are five bedrooms, two of which are served by en-suite shower rooms and have extensive fitted wardrobes. The en-suites and family bathroom have all been upgraded. The principal bedrooms both enjoy views across the surrounding countryside.

Approached over a private driveway, the property is set behind a timber gate to a opening to a parking area for several vehicles, a double garage and EV charging point. The garage has power connected and eaves storage above. The mature garden reaches some 100ft in length and is landscaped into two lawn terraces with seating areas and bound by well-established borders.

### Situation

Upper Minety is a popular and well located

village, quietly situated between the attractive market towns of Cirencester and Malmesbury, with good access to Swindon and junctions 15, 16 and 17 of the M4 motorway. The village has a parish church whilst the neighbouring village of Minety is only 1 mile away with 2 pubs, a community shop and primary school. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Oaksey, and Ashton Keynes, which includes the award-winning Potting Shed at Crudwell. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available at Malmesbury and Cirencester. School bus services to both the primary school and Malmesbury secondary school are available from immediately outside the property. There are main line rail services to London Paddington from Swindon, or locally from Kemble station which is only a short drive away.

### Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some mobile phone coverage limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

### Directions

From Malmesbury, take the B4040 towards Minety and after 5 miles take the left hand turn signed posted towards Upper Minety onto Dog Trap Lane. At the end of the lane turn left into the village. Locate the entrance to Coppenade before the left hand turn to Hankerton. The property is the second on the right hand side.

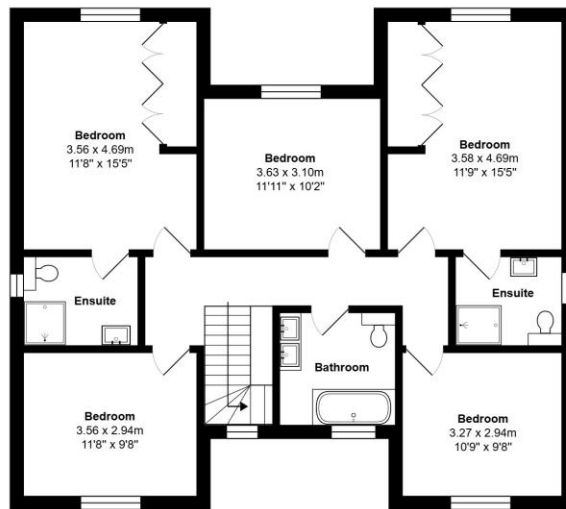
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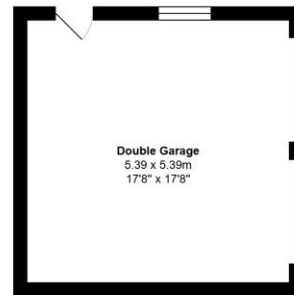






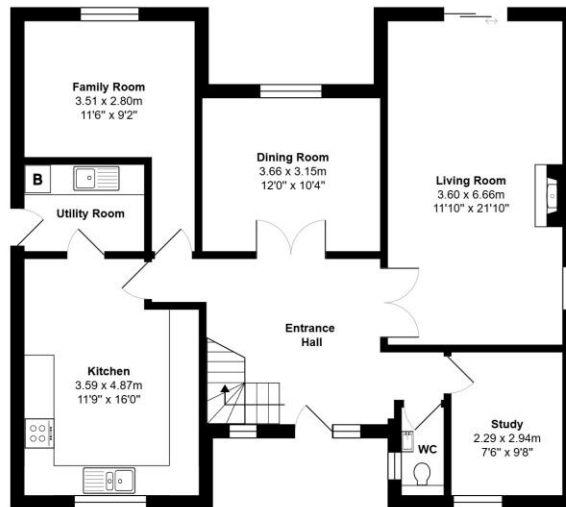


First Floor

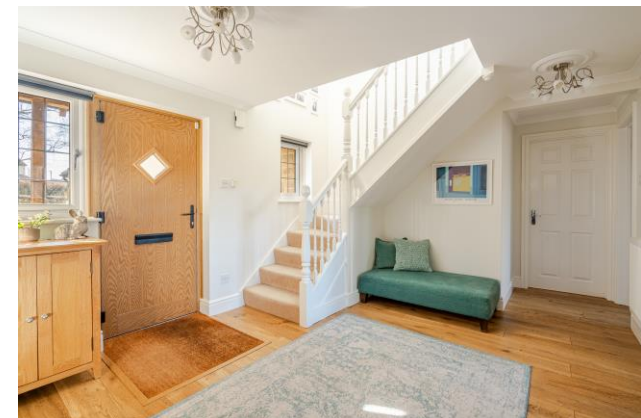
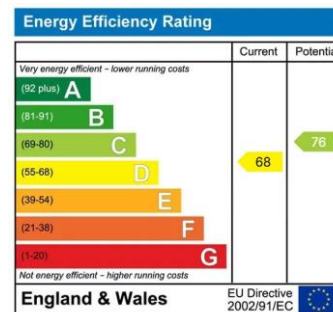


Total Area: 191.5 m<sup>2</sup> ... 2062 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only



Ground Floor



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