



**The Divot, Upper Minety, Wiltshire, SN16 9PY**  
**Prices From £650,000**

**Cain & Fuller**

THE LAST PLOT AVIALABLE !!! Mulberry Cottage which forms part of 'The Divot' Upper Minety - a small select development of three quality Cotswold Stone Homes located in an established setting to the south of Cirencester town, the capital of the Cotswolds. The three homes have recently been constructed with locally quarried Cotswold Stone under a traditional style tiled roof to an exacting standard and an impeccable attention to detail. The houses present a high energy and efficient homes with an air source heat pump heating system which transfers energy to a full underfloor heating system to the ground floor of these properties, a highly pleasing feature in a country. This modern system is combined with quality double glazed windows creating a high performance living space. During construction a large selection of natural materials have been integrated to create a traditional and high quality feel throughout the properties. Careful attention has been given to the design of the houses to allow flexible living space which would suit a variety of modern purchasers maybe downsizing or thinking of a young family. Externally the houses are all approached via a traditional gravelled driveway's with ample parking to front and side. The plot's are of a generous size with enclosed and secluded lawned gardens to the rear ideal for the growing family or small animals. Being of New Construction they are covered by a 10 year building guarantee and offer purchasers an opportunity to be close to a London commuter railway station in the neighbouring village of Kemble running a daily commuter service. Nearby villages of Oaksey and Crudwell also offer a range of facilities and primary schools with Cirencester town being within a short drive through the renowned Cotswold Water Park. An ideal property for the commuter with easy access to the business centres in the south west via the M4 & M5 motorways.

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## Upper Minety

Upper Minety is a popular and well located village, quietly situated to the south of the attractive market town of Cirencester with good access to the nearby village of Kemble which has a Paddington cemetery service running daily to London Paddington. There is good links to the business centres of the south west with easy access to both the M4 and M5 motorways. The village has a parish church whilst the neighbouring village of Oaksey approx. 1.5 miles away with a public house, community shop and primary school, golf club and small air strip. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Kemble, 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 in Cirencester.

## Nearby Cirencester

Cirencester is an historic Roman town which became an important centre for the wool trade in medieval times. Today it is a thriving market town. The property occupies a desirable situation. Shopping in Cirencester is highly regarded, off the main streets there are many interesting back lanes with specialist shops, particularly Black Jack Street. On the outskirts of the town are two supermarkets (Waitrose and Tesco) as well as a Hospital. A new Leisure Centre was opened in 2006 and one of the oldest open-air pools in the country is a short walk. A gate to the 2500 acre Cirencester Park, belonging to the Bathurst family and open during the day, is also a short walk off Cecily Hill. Many concerts are given in the Church and there are talented local choirs and amateur dramatic groups. Within about half an hour's drive are the towns of Cheltenham, Gloucester and Swindon. Bath, Oxford and Stratford are about an hour by car, with superb cultural and recreational facilities. Private and State schools in the area are excellent, such as Beaudesert, Deer Park, Kingshill, Prior Park, Rendcomb and Hatherop Castle.

Kemble airfield has facilities for small aircraft and Aston

Down is a gliding centre. Cirencester has had a golf course for over 100 years and others are at Minchinhampton, Burford and Naunton. Superb horse racing takes place at Cheltenham, as well as at meetings at Newbury and Bath. Sailing is available on the lakes between Cirencester and Swindon.

## Mobile and Broadband

We recommend purchasers go to Ofcom for further details

## Plot 1 - Divot House - Completed £695,000

## Plot 2 - Sycamore House - Completed £697,000

## Plot 3 - Mulberry Cottage - available £675,000

Mulberry Cottage - A unique Cotswold Stone quality home forming part of The Divot in Upper Minety and completed by a renowned and respected local builder The Mowles Group to an exceptionally high standard - Exterior covered storm porch leads to the entrance door to the house, good sized reception hallway with stairs leading to first floor accommodation and access to downstairs WC cloak/boot room. There is a large dual aspect lounge with picture window to front aspect and glazed double doors leading to the secluded rear garden a light room with ample space for soft furnishings. The builders have taken great care to present a stunning dual aspect kitchen/dining/family room with windows and opening double doors to take full advantage of the secluded family garden. The kitchen area is fitted to an exacting standard with a full range of comprehensive storage and a selection of integral appliances with extensive solid wood work surfaces with inset Butler sink. The dining area gives ample space for dining room table and attributing furniture and a stunning herring bone floor finishes off this appealing and stylish living space. To the side there is also a well fitted utility room with useful additional rear door leading to the garden. To the first floor there is an attractive galleried landing giving access to three extremely well proportioned double bedrooms, the master of which benefits from an En Suite Shower room, with a further family bathroom servicing the

remaining bedrooms. The house has been finished to a high standard with a selection of country colours for the decoration throughout to present an appealing county house ready for occupation.

## 10 Year Global Guarantee

The property benefits from a 10 year global building guarantee as the agent for details.

## Viewing

Through Cain & Fuller in Cirencester

## Agents Note

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise.

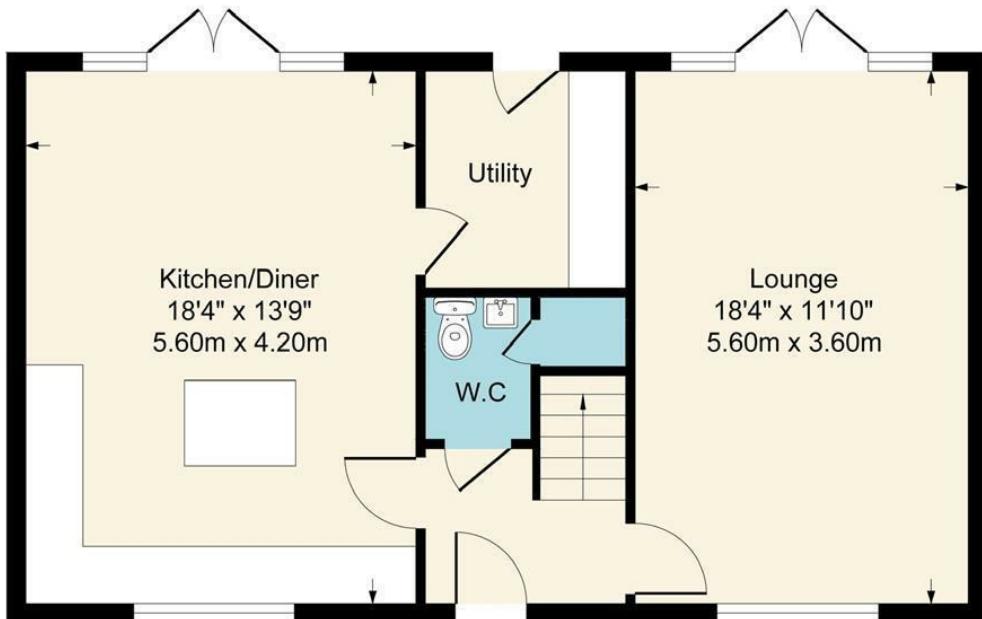
Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first.

Please discuss with us any aspects which are particularly important to you before travelling to view this property.

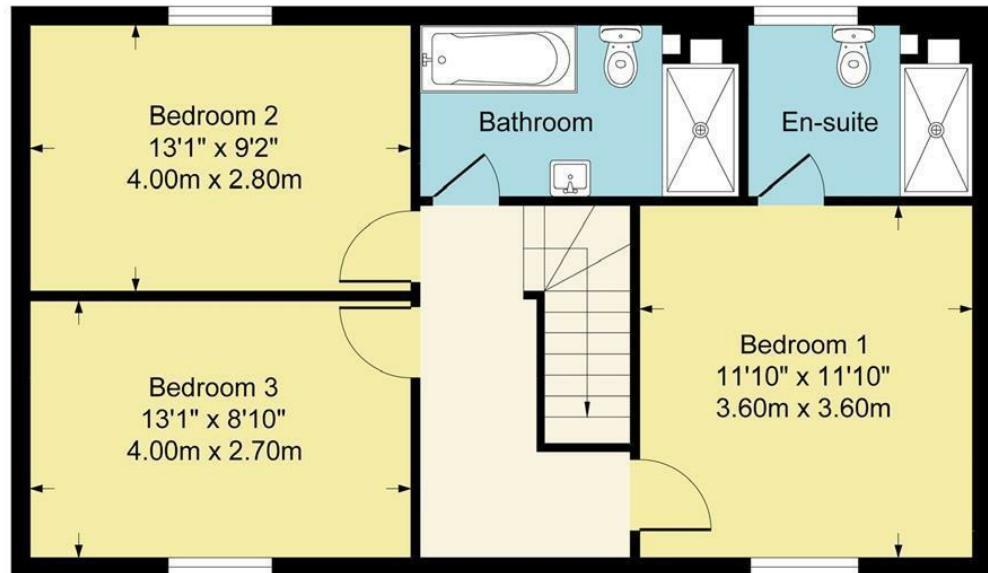
Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller.







Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.

This floorplan is for illustrative purposes only and not to scale.

Measured in accordance with RICS Standards.