

Angorfa Hornbury Hill, Minety, Wiltshire, SN16 9QH

Offers Over £657,000

Cain & Fuller

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GO TO OUR VR MATTERPORT TOUR ON THIS LISTING TO VIEW THIS FANASTIC PROPERTY !! Angorfa represents a great opportunity to purchase a distinctive village house accessed down a small lane within this established family setting. Minety is located to the south of Cirencester town the capital of the Cotswolds, ideally situated for the London commuter with a railway station in the neighbouring village of Kemble running a daily commenter service to Paddington. 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. The house offers purchasers a well presented light and stylish living space with pleasant aspects to the established gardens and open farmland to the rear. The accommodation has been upgraded in recent years by the owners to now present an appealing modern living space. Externally there is a large gravelled driveway to the front and side of the house giving parking for three cars and also space for a caravan or recreational vehicle, as well as side access to a secluded and established sunny garden at the rear garden with lovely aspects onto open farmland. To view this excellent property contact the vendors agent Cain & Fuller in Cirencester.

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Minety

The property occupies a desirable situation. 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 regular service running daily to London Paddington. The village has a selection of local amenities including pre school and primary school, village shop, village bar and range of clubs and associations .There are good links to the business centres of the south west with easy access to both the M4 and M5 motorways. Minety has a parish church whilst the neighbouring village of Oaksey approx. 2.5 miles away has 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.

Description

The entrance door leads to a welcoming reception space with stairs leading to the first floor, downstairs cloak room and access to most of the ground floor living space. The principal reception room benefits from a dual aspect with attractive living space centred around a Cotswold stone fireplace with fitted Wood-burner a must for those winter evenings, large archway leads to a dining room with pleasant aspects to the rear garden and ample space for large family table. An Outstanding feature of the house is the kitchen/dining/family room located to the rear of the house, this contemporary living space offers a comprehensive range of storage with a quality selection of integral appliances including two ovens, microwave, dishwasher, washing machine, and wine cooler. The kitchen includes a stunning Chef's island with extensive preparation and cooking space with induction range hob and also breakfast bar. Large double doors lead to the rear garden from this living space which is such an asset to the growing family. Internal door leads to a short garage space. To the front aspect there is also a study with views to front ideal for those who work from home on a daily basis. The first floor benefits from four well proportioned double bedrooms, the master suite has useful En Suite bathroom. A large contemporary family bathroom services the family, this is a stunning room with contemporary suite, separate shower and bath and selection of illuminated recessed display shelving, large picture window to the rear aspect. The accommodation is warmed by a LPG gas fired central heating system which is complemented by Upvc double glazed windows and doors.

Viewing

Through Cain and Fuller in Cirencester

Outside

Externally to the front there is a large gravelled driveway to the front and side of the house giving parking for three cars and also space for a caravan or recreational vehicle, as well as side access to a secluded and established sunny garden at the rear garden.

The rear garden is laid to lawn with established patio area to the rear of the house, selection of low maintenance borders. The garden is fully enclosed creating a secure and safe environment for small animals or young children. The garden benefits from a good degree of seclusion and aspects to the rear to open fields. To one corner of the garden there is a timber storage shed/workshop.

The house benefits from a short integral garage with insulated door to front, power and light, internal door to house.

Broadband and Mobile

We recommend purchasers go to Ofcom for further details.

Tenure

Freehold

Council Tax

F Band

EPC

To Follow

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.

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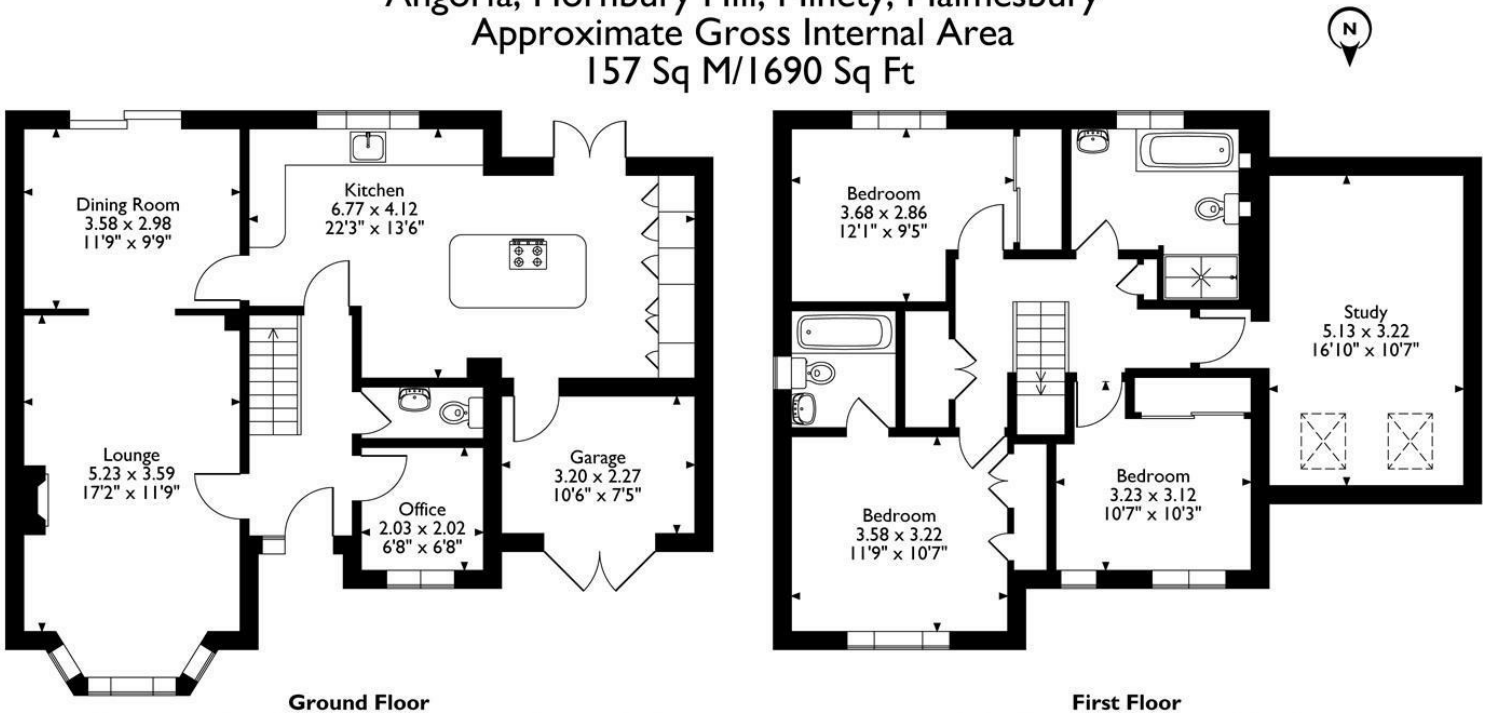








Angorfa, Hornbury Hill, Minety, Malmesbury
Approximate Gross Internal Area
157 Sq M/1690 Sq Ft



Ground Floor **First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.