






MERMAID HOUSE

Upper Minety, Malmesbury, Wiltshire



MERMAID HOUSE UPPER MINETY

An attractive Cotswold stone four bedroom village house, with beautiful gardens backing on to open fields.

   EPC
4 2 3 C

Local Authority: North Wiltshire Council Council Tax band: F Tenure: Freeold

Services: Mains water, drainage and electricity. Air source heat pump.

Distances: Kemble Station 6 miles (London Paddington 80 mins) | Malmesbury 8 miles | Tetbury and Cirencester 9 miles | M4 (J16) 9 miles (All distances and times are approximate).

What3Words: ///stakeovers.installs.adopt

Guide Price: £810,000



THE PROPERTY

This beautifully presented modern Cotswold stone property combines timeless character with contemporary design. The home offers a well-considered layout that suits a variety of lifestyles, with an excellent sense of flow and generously proportioned rooms throughout.

The spacious entrance hall sets a warm tone for the home, complemented by a useful sunroom that enhances the living space. A particular highlight is the impressive kitchen/dining room, featuring elegant framed cabinetry, marble work surfaces, and delightful views over the pretty, tranquil gardens. The sitting room and study also enjoy garden outlooks, creating light and welcoming spaces for relaxation and work. Upstairs, the large principal bedroom includes a stylish en suite bathroom. There are three further double bedrooms and a well-appointed family bathroom, providing ample space for family and guests.





SITUATION

Upper Minety is a small North Wiltshire Village on the edge of the Cotswold Water Parks. It is quietly situated away from the main road, yet easily accessible to the local centres of Malmesbury, Tetbury and Cirencester, which have a good range of shops and facilities for everyday needs.

Minety has a village pub, Vale of the White Horse, and further afield, in Oaksey, is The Wheatsheaf, Horse and Groom, Charlton and The Potting Shed, Crudwell. There is a village shop, church, and a well-regarded preschool and primary school in Minety. Oaksey also has a village shop/post office, school, church, and hall.

There is a strong community within Upper Minety, Minety and Oakey with many events and clubs, such as the tennis club, the rugby/football club, the club clubhouse, the cricket club, and the renowned Minety Festival every July.

There are wonderful walks up to Flisteridge woods, diverse sporting opportunities, including golf courses at Oaksey and Cirencester; sailing and water sports at the Cotswold Water Park; and motor racing at Castle Combe.

Education is first-class with good private and state schools within easy reach. Minety and Oaksey primary schools, as well as Cricklade Manor Prep, Westonbirt, Marlborough College, St Mary's and St Margaret's Calne, to name a few. There are excellent communications to the M4 (J16) 9 miles, mainline railway services to London Paddington from Kemble Station (about 6 miles) and Swindon Station 13 miles.





GARDENS AND GROUNDS

The property is set back from the lane, hidden behind a mature hedge leading to extensive gravel parking and a detached wooden single garage and store.

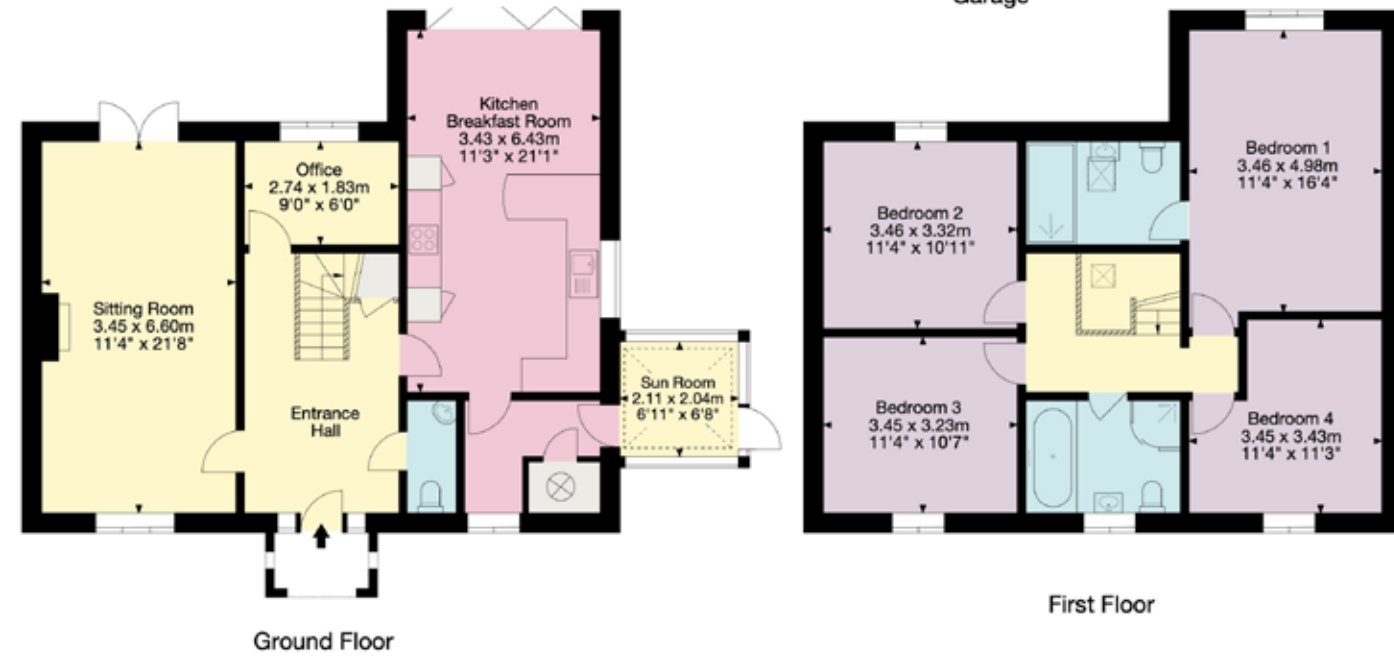
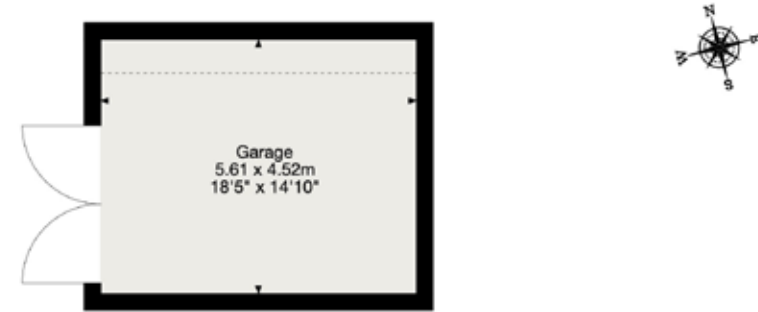
A terrace runs along the back of the house, offering wonderful views over the pretty private garden, surrounding countryside, and woodland areas.

Restrictive Covenant:

There are restrictions in favour of the neighbouring property preventing development within the grounds of Mermaid House; further details available from the vendor's agent.

Oaksey Road Malmsbury, Wiltshire

Gross Internal Area (Approx.)
Main House = 149 sq m / 1,603 sq ft
Garage = 25 sq m / 269 sq ft
Total Area = 174 sq m / 1,872 sq ft



- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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