



Christian
Benjamin
PROPERTY



Derry Park, Minety, Wiltshire.

Offers in Excess of £475,000



18 Derry Park, Minety Malmesbury, Wiltshire.

Directions

Please use the postcode SN16 9RA or call the office at any time for detailed directions from your location.

Summary

A bright, spacious and beautifully positioned four bedroom detached home tucked away at the head of a quiet Minety close, with generous living space, superb natural light and wonderful views over the rear garden and adjoining countryside. With a full length dual aspect living room, kitchen breakfast room, utility, garage, driveway parking and a fantastic mature garden, this is a home with space, setting and a proper village lifestyle.

Step inside

The property opens into a welcoming entrance hall, with stairs rising to the first floor and a useful cloakroom positioned just off the hall.

Double doors lead through to the kitchen breakfast room, a large and sociable space with plenty of room for a dining table and a lovely outlook over the rear garden. The kitchen is fitted with a range of storage, worktop space and appliance provision, making it practical for day-to-day family life while still feeling bright and connected to the garden beyond.

A separate utility room adds further storage and appliance space, with a door leading out to the garden and internal access through to the garage.

To the other side of the hall, the living room runs the full depth of the house and is a superbly light dual aspect room. A front window brings in plenty of natural light, while patio doors at the rear open directly onto the garden, creating an easy connection between the house and outside space. It is a generous, comfortable room with plenty of flexibility for both relaxing and entertaining.

To the first floor, the landing leads to four good size bedrooms, each benefitting from the bright feel that runs throughout the house. The large windows are a real feature, giving the accommodation an open and airy feel while making the most of the elevated position, great views and natural light. The first floor is completed by a family shower room, fitted with a shower enclosure, WC and wash hand basin.

Step outside

The house sits in a particularly appealing position at the head of a quiet close, with driveway parking to the front, a neat garden area and access to the garage, which benefits from an electric roller door and houses the oil fired boiler, which the seller advises was replaced in recent years.

Gated side access is available on both sides of the property, leading through to the rear garden. The garden is a standout feature of the home. Generous,

mature and beautifully established, it has been thoughtfully planted and well cared for over the years. There is a broad lawn, well stocked borders, mature trees and shrubs, vegetable and growing areas, two seating spaces and a lovely open aspect beyond. The adjoining fields give the garden a wonderful sense of privacy and depth, creating a setting that feels far more rural than the quiet residential position might first suggest.

It is a garden for keen gardeners, families, summer evenings, children, pets and anyone who simply wants space around them.

Area insight

Minety is a popular and well regarded village on the Wiltshire and Gloucestershire border, offering a strong sense of community and a lovely semi-rural setting. The village has a well regarded primary school, a community run shop and café, village hall, church and active local groups, making it a great choice for those looking for village life without feeling cut off.

The position is particularly convenient for access to nearby towns and villages including Malmesbury, Cricklade, Cirencester and Royal Wootton Bassett, with the wider Cotswolds and Cotswold Lakes also within easy reach. Kemble station provides rail links towards London Paddington, while the surrounding countryside offers plenty of opportunities for walking, cycling and enjoying the outdoors. Derry Park itself is a peaceful residential setting, and this particular house enjoys an excellent position at the head of the close, looking out over fields to the rear.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

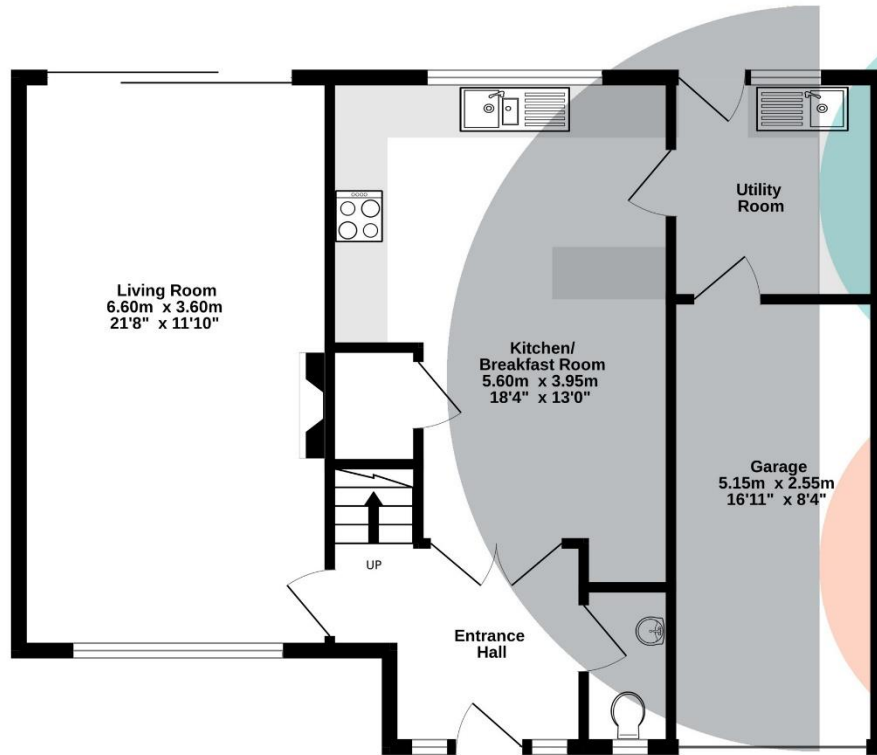
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR

