



JAMES PYLE & Co.



3 Sawyers Close, Minety, Malmesbury, Wiltshire, SN16 9QS

Extended detached house
Generous 3 receptions plus an office
Kitchen/breakfast room
4 good-sized bedrooms
Bathroom and en-suite
Double garage and workshop
Private off-street parking
Front and rear gardens
Fantastic village location with amenities



01666 840 886
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

Price Guide: £625,000

Approximately 1,855 sq.ft excluding garage

‘With front and back gardens, this detached house has been extended over the years offering substantial and versatile living spaces’

The Property

Positioned within a private corner plot in a peaceful village cul-de-sac, this extended four-bedroom family home offers significant living space, providing an impressive 1,855 sq.ft across two storeys. Situated in the vibrant village of Minety, the position benefits from easy access to local amenities set amongst a strong community spirit.

The ground floor includes an entrance hall with an updated WC off. The light and airy kitchen/breakfast room is complete with fitted units and double patio doors overlooking the garden. The flexible accommodation continues with three versatile reception rooms. A delightful, dual-aspect living room offers a bright space for relaxation, whilst the dining room is thoughtfully designed to link the principal living areas. Completing the ground floor, there is a dedicated office and a family room which benefits from its own external entrance onto the front patio and is separated from the dining room by sliding doors, offering excellent versatility.

Located on the first floor there are four well-proportioned bedrooms. The master bedroom enjoys the added convenience of an en-suite which is currently being refitted, while the family bathroom has been recently updated with a p-shaped bath and shower over.

Externally, the front of the property features a paved block driveway, providing ample off-street parking and leading to an attached double garage. At the rear of the garage is a workshop, adding further practical space. The front garden is laid to lawn, bordered by established shrubs and trees, ensuring privacy, with a path leading to a charming patio area complete with a pond. The rear garden is predominantly laid to lawn, and includes sleepers ready for a vegetable garden, and an additional patio area, perfect for enjoying the outdoors.

Situation

Minety is a lively village with a strong sense of community which is echoed in the community run shop whilst the village also boasts a pre-



school and excellent C of E primary school. The village has a wide variety of clubs and activities, a village hall, a church at Upper Minety, well respected local rugby club and tennis club. The neighbouring village of Ashton Keynes (about 1.5 miles) also has an excellent range of local amenities. Minety is located on the edge of the renown Cotswold Water Park where there is an array of leisure facilities, walking routes and sporting activities available. The charming market town of Malmesbury is less than a 10 minute drive away boasting a comprehensive range of amenities including the very sought after Malmesbury Secondary School. The Capital of the Cotswolds market town of Cirencester (8 miles) has a further range of shops and leisure facilities whilst the road network provides good access to Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble (5 miles) to Bristol and London reaching Paddington in about 75 minutes.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity.

The majority of the windows and external doors have been recently replaced. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

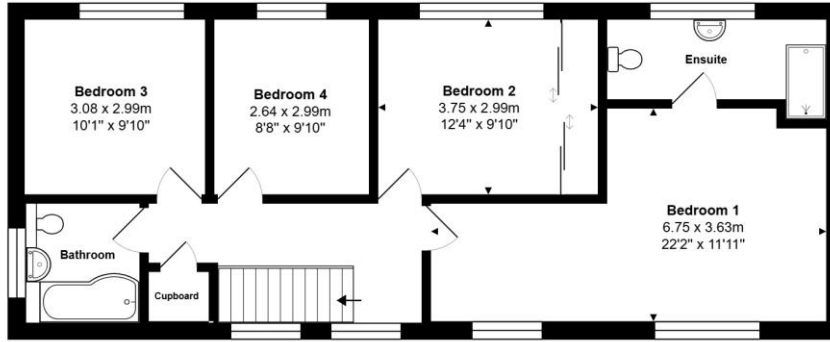
Directions

From Malmesbury, take the B4040 to Minety. At the crossroads, turn left into Silver Street and proceed up the road following the bend to the left then take the right hand turn into Sawyers Hill by the school. Follow the lane up then take the right hand turn into Sawyers Close to locate the property in the left hand corner.

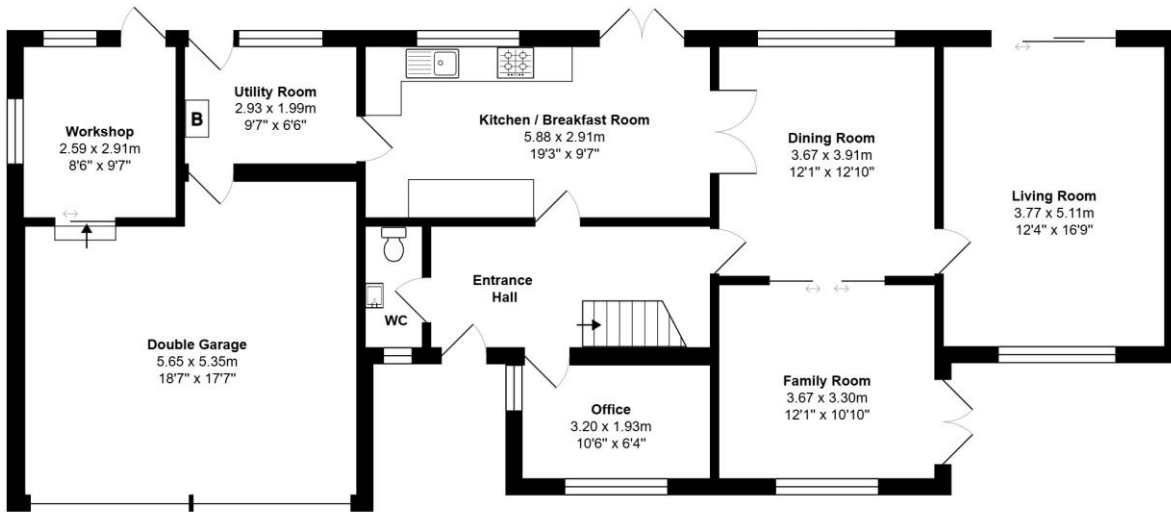
Postcode: SN16 9QS

What3words: ///menswear.cabin.hails





First Floor



Ground Floor

Total Area: 172.3 m² ... 1855 ft² (excluding double garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	59	78
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577