



Derry Park, Minety, Wiltshire.

£575,000 Freehold



17, Derry Park, Malmesbury, Wiltshire.

Directions

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

Summary

Village at the front, countryside at the back, and space everywhere in between! This is a beautifully balanced family home in the heart of Minety, offering far more room than most will ever need, yet in a layout that simply works. Bright, light and effortlessly practical, with a superb extended kitchen/dining room, a generous dual aspect living space and five bedrooms plus a study. Add in driveway parking, an integral garage and a garden that backs directly onto open fields, and you have something quietly exceptional.



Step inside

A welcoming entrance hall sets the tone, with stairs rising to the first floor and a useful downstairs cloakroom. To the left, a large dual aspect living room is filled with natural light, centred around a wood burner and with doors opening directly onto the garden.

To the rear, the extended kitchen/dining room is the real hub of the home. Offering an excellent range of storage and a true dining space, it is perfectly set up for everyday living as well as entertaining, all while enjoying views over the garden. A separate utility room adds practicality and provides internal access to the integral garage.

Upstairs, the sense of space continues. The principal bedroom benefits from its own ensuite, while four further bedrooms and a separate study offer flexibility for growing families or those working from home. Many of the rooms include fitted storage, and both front and rear aspects enjoy far-reaching views. Throughout, the house feels bright, balanced and incredibly easy to live in.



Step outside

To the front, there is plentiful driveway parking along with access to the integral garage. Gated side access leads through to the rear garden, which is a genuine highlight.

Generous in size and beautifully established, the garden stretches away from the house and backs directly onto open fields. There is a patio area for seating and entertaining, leading onto a wide expanse of lawn with mature trees, planting and space for growing. It is private, peaceful and increasingly hard to find.

Area insight

Positioned right in the heart of Minety, this is a village that continues to be in strong demand. Known for its community feel, it offers a well-regarded primary school, a community-run shop and excellent access to the surrounding countryside. Despite its rural outlook, the property remains well connected, with easy links to nearby towns and transport routes, making it a superb balance of village life and convenience.

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.

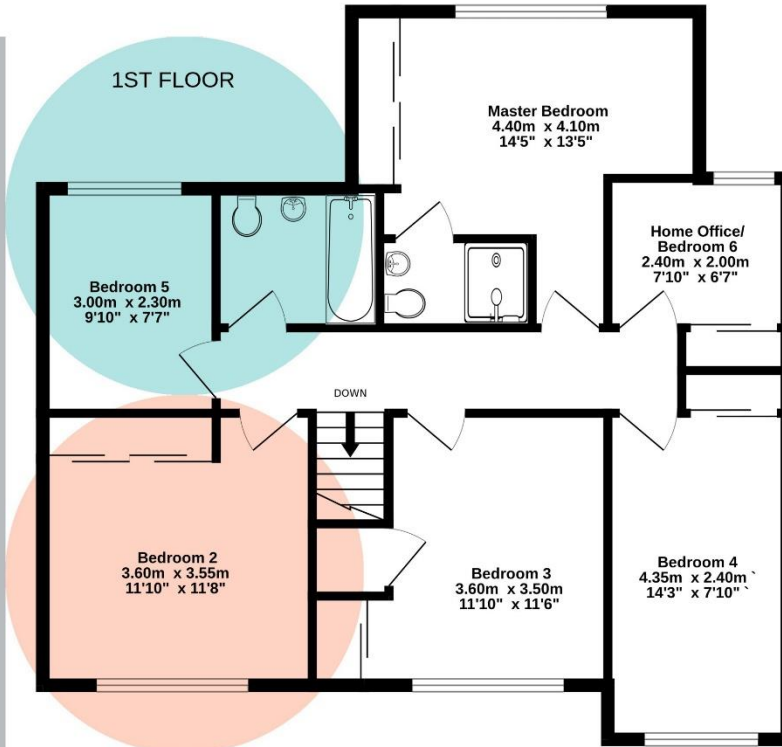
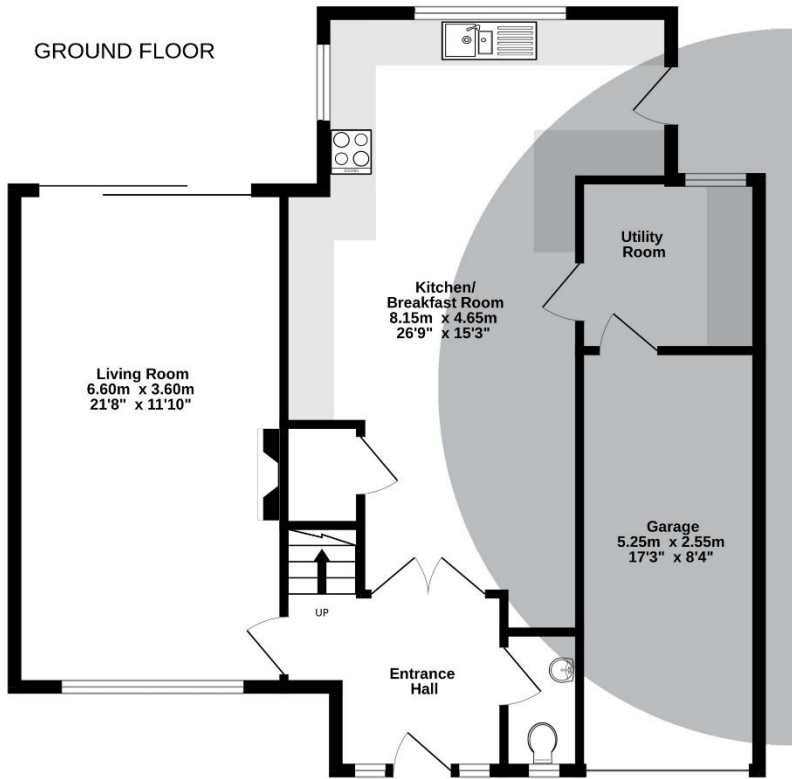
Agents Note

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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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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