



Holly Cottage, Sawyers Hill, Minety, Malmesbury, Wiltshire, SN16 9QL



Individual detached house  
4 bedrooms  
Large open plan kitchen/dining/family room and  
orangery  
2 further reception rooms  
Underfloor heating and air source heat pump  
2 bathrooms  
Gated private parking and garage  
Landscaped garden  
Village location close to amenities



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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## Price Guide: £695,000

Approximately 1,856 sq.ft excluding garage

‘Situated in the centre of the village close to amenities, an individually designed and built detached family-sized home with beautifully presented upgraded accommodation’



### The Property

Holly Cottage is an individually designed and built detached home situated in the centre of the village of Minety close to the village shop and primary school. The property is immaculately presented and has been upgraded throughout by the current owners with new double-glazed windows and an excellent orangery extension to the rear. The family-sized accommodation extends to around 1,856 sq.ft over three floors.

The double fronted layout includes a central entrance hall with large built-in storage and a WC off, a cosy front sitting room with wood-burning stove, and separate study across the hallway. The heart of the home centres around the superb open plan kitchen/dining/family room enhanced by the light-filled addition of the orangery with bi-fold doors and a lantern skylight above. The kitchen has been fitted with a Parlour Farm kitchen equipped with a fridge, freezer and dishwasher. There is a utility room to the side connecting to the integral garage. The ground floor has underfloor heating throughout allowing

for freedom of furniture placement, excluding the orangery which has electric radiators. On the first floor there are three bedrooms and a family shower room. The principal bedroom suite is a wonderful feature with a dressing room and large en-suite with separate shower and free-standing bath. The second floor offers a further large double bedroom.

Externally, the property sits behind mature evergreen hedging and a five-bar gate opening to a front driveway and the garage. The garden has been professionally landscaped with sun terraces and vibrant flower and shrub borders. There is a large storage shed to the side.

### 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 renowned 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 air source heat pump central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom

mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

### Directions

From Malmesbury, follow the B4040 to Minety. Take the left hand turn at the crossroads into Silver Street. Follow Silver Street around the bend and take the right hand turn into Sawyers Hill by the school. Locate the property on the right-hand side after the turning to Sawyers Close.

Postcode SN16 9QL  
What3words: ///clef.homes.cheeks



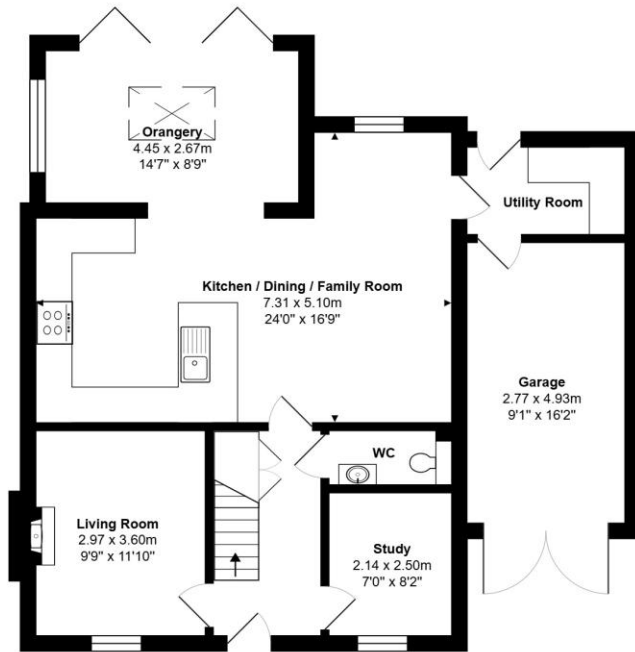




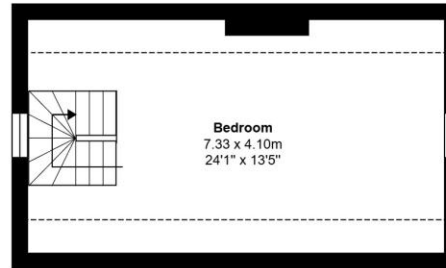


Total Area: 172.4 m<sup>2</sup> ... 1856 ft<sup>2</sup> (excluding garage)

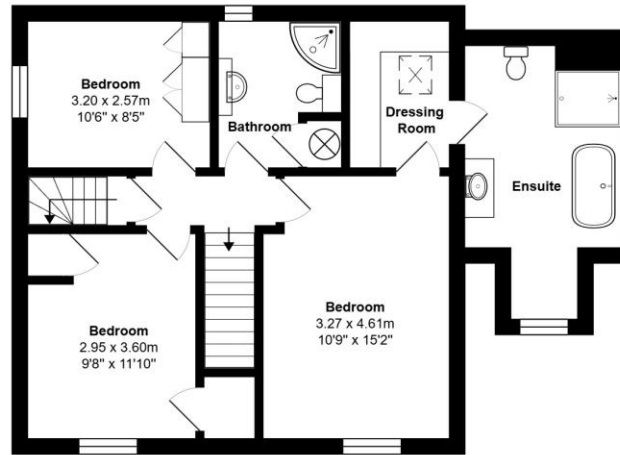
All measurements are approximate and for display purposes only



Ground Floor



Second Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	69
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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