

CHARLTON HOUSE

UPPER MINETY, WILTSHIRE



Malmesbury 7 miles, Cirencester 8 miles,
Kemble Station 7 miles
(London Paddington from 69 minutes),
M4 (Junction 16) 10 miles
(All distances and times are approximate)

**A detached family home with
generous garden, double garage and
ample parking, located in a desirable
village position**

Ground Floor: Entrance hall • Sitting room
Kitchen/dining room • Family room • Study
Utility • Cloakroom • Office

First Floor: Main bedroom with shower room
Three further double bedrooms • Family bathroom

Outside: Double garage • Gravel parking
Generous rear garden • Patio terrace • Pond • Sheds

Butler 
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DESCRIPTION

Positioned centrally within its substantial plot in the sought-after village of Upper Minety, Charlton House is an attractive detached family home extending to approximately 2,550 sq ft, offering well-balanced and versatile accommodation.

Having been a much-loved family home for over 30 years, the property has been thoughtfully adapted over time to suit modern family living. At its heart is an impressive open-plan kitchen dining room with a vaulted ceiling and Velux rooflights plus French doors opening directly onto the garden. The ground floor further offers a generous sitting room with woodburning stove, a family room, study, utility room and cloakroom. An office adjoining the double garage provides excellent potential for those working from home or, subject to any necessary consents, could provide ancillary accommodation.

On the first floor, the principal bedroom enjoys an en suite shower room, whilst three further double bedrooms are served by the family bathroom.

Outside, Charlton House sits comfortably within its plot, approached via a gravel driveway providing ample parking and access to the detached double garage. The gardens wrap around the property, with a patio terrace spanning the rear of the house. The gardens are mainly laid to lawn and planted with established plants, trees and hedging. In total the plot extends to about 0.357 acres.

SITUATION & AMENITIES

The village is divided into Upper Minety, with St Leonard's church, and Lower Minety (or simply Minety). Renowned for having a wonderful and very active local community with a village shop, vibrant rugby and tennis clubs, squash court, village hall and primary school.



There are popular local pubs in the neighbouring villages of Somerford Keynes (Bakers Arms), Charlton (Horse & Groom), and Crudwell (The Potting Shed). Excellent riding, dog walking and cycling is easily accessible straight from the doorstep, with extensive outdoor activities at the nearby Cotswold Water Park.

The charming towns of Cirencester and Malmesbury are both approximately a 15-minute drive away. Cirencester, known as 'The Capital of the Cotswolds', provides a wide range of independent shops, boutiques, The Barn Theatre, leisure centre, pubs and restaurants as well as regular markets and three supermarkets. Malmesbury with its stunning ancient Abbey, Market Cross and medieval streets, also offers excellent shopping and local events.

Kemble Station (London Paddington 69 minutes approx) is about 7 miles, and the village is conveniently located close to the A419 for dual carriageway access to the M5 and M4 east and westbound. The area is noted for both its private and state schools to include Minety, which has a very good reputation, and Oaksey primary schools, Westonbirt, Beaudesert Prep, plus excellent secondary state schools in Malmesbury and Cirencester.

SERVICES

Mains electricity, drainage and water. Oil fired central heating. Underfloor heating in the kitchen. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars are included in the sale. Other fixtures and fittings are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

TENURE

Freehold with vacant possession.

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX

Band F

EPC

Band D

VIEWINGS

Strictly by appointment only. Please contact Butler Sherborn, Cirencester Office -
T: 01285 883740 | E: cirencester@butlersherborn.co.uk

DIRECTIONS (SN16 9PT)

Upon arriving into Upper Minety from Minety, turn right onto Crossing Lane. Charlton House is located after about 0.1 miles on the right-hand side.

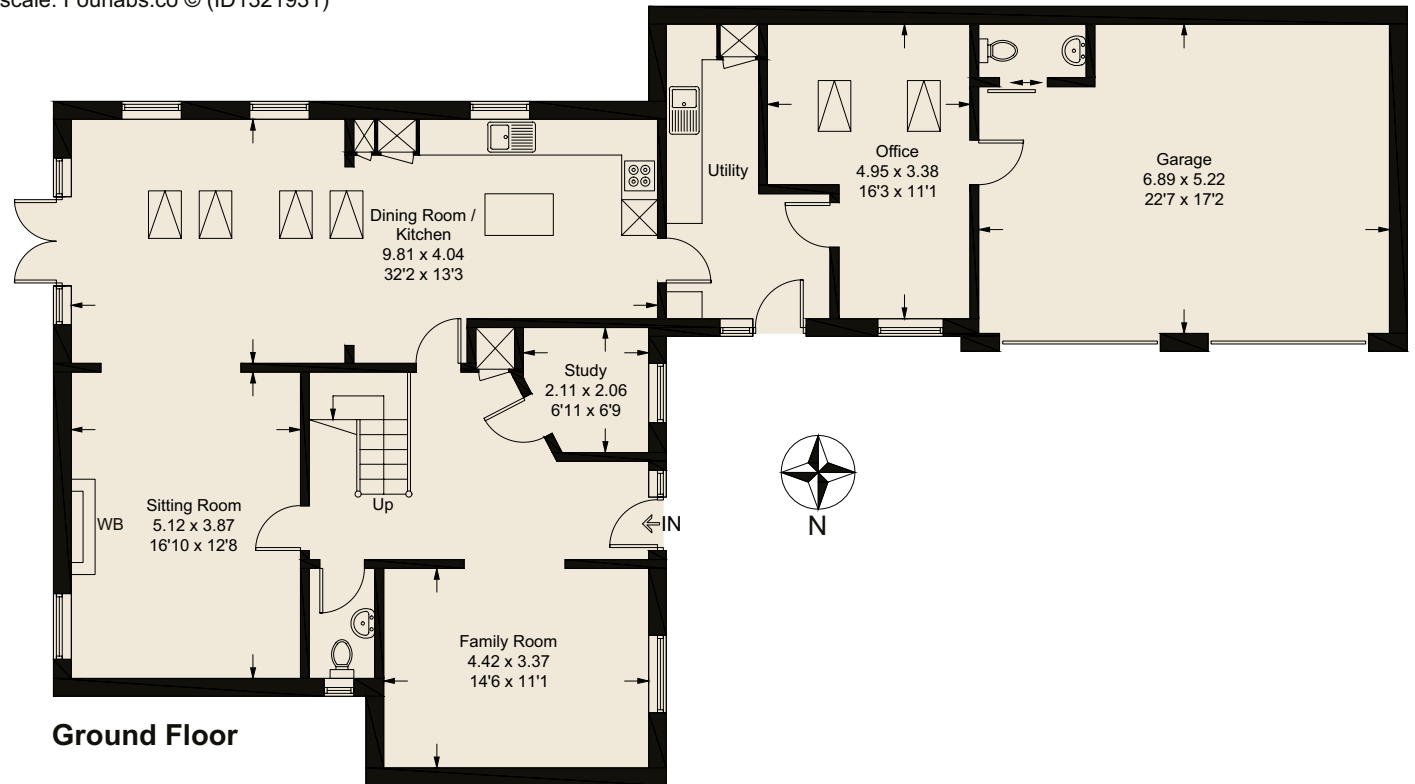
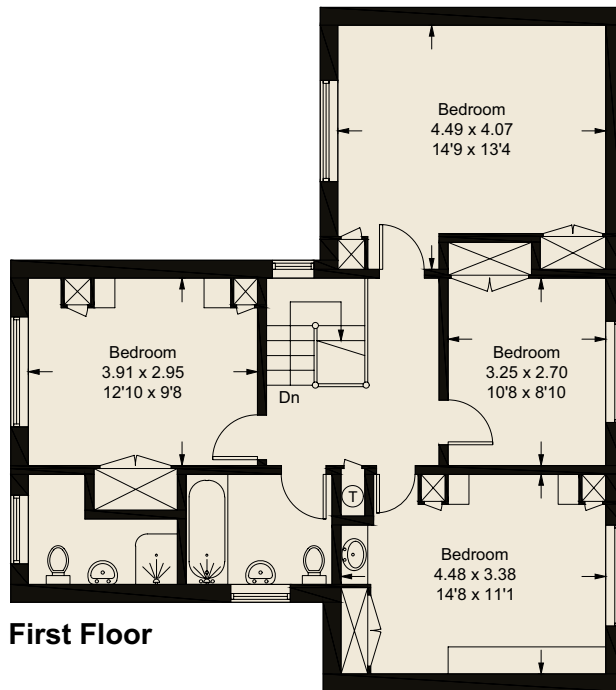
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Charlton House

Approximate Gross Internal Area = 237.0 sq m / 2551 sq ft
(Including Garage)

Illustration for identification purposes only, measurements are approximate,
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