



JAMES PYLE & CO.



The Withies, Ashton Road, Minety, Malmesbury, Wiltshire, SN16 9QP

Detached period cottage
Private rural setting
Stunning interior finished to a superb standard
4 double bedrooms
2 reception rooms
Kitchen/dining room
Generous outside space of formal gardens,
orchard, woodland and paddocks
Double garage and further outbuildings
Perfect smallholding country home



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: 08184953

Price Guide: £1,650,000

Approximately 2,117 sq.ft.

‘Within a private setting of 4 acres, this detached period cottage has a truly stunning interior with equally as beautiful gardens, woodland, paddocks and various outbuildings’

The Property

The Withies is an exceptionally stunning detached period cottage which easily depicts a page from a magazine offering a country lifestyle at its best. Hidden down a driveway off a leafy country lane, the property sits within a private plot of 4 acres comprising paddocks, woodland and beautiful gardens. The cottage has been modernised and extended in recent years, finished to an excellent standard throughout. The accommodation is light and airy enjoying a lovely outlook across the grounds from every window. The principal ground floor accommodation has been thoughtfully reconfigured to flow as open plan benefitting from underfloor heating. The accommodation extends to 2,117 sq.ft. arranged over two floors whilst there are various outbuildings contributing a further 860 sq.ft.

The superb kitchen/dining room features limestone flooring, a wood-burning stove and bi-fold doors spilling out to the landscaped seating terrace. The beautifully fitted Sambourne kitchen has an integrated dishwasher and double Belfast sink. Adjoining the kitchen, the spacious 24ft living room is finished with engineered oak flooring and a limestone fireplace with wood-burning stove inset. The separate study has been fitted with storage and shelving. To the side, there is a fully fitted boot room, utility and WC. On the first floor, there are four double bedrooms off a sizable landing. The

main bathroom has been refitted from Fired Earth as a modern shower room. The principal bedroom suite is a notable feature, complete with a roll-top bath en-suite, walk-in wardrobe, and a delightful balcony overlooking the rear paddock. Both of the bathrooms have underfloor heating, plus a new pressurised hot water system and water softener has been installed.

The cottage has a charming approach entered through an electric gate following a drive through the front paddock which is left as a wild meadow and over a little bridge crossing a gentle stream. The double garage has lighting, power and an EV charging point. The second outbuilding is a former barn providing plenty of storage for tools and machinery, and a workshop area. This sizable barn has lighting, power and water connected, and could potentially be converted into secondary accommodation, subject to planning. Beside the barn, there is a lovely kitchen garden and orchard. The principal garden at the rear of the cottage enjoys a sunny south-east facing aspect, and has been newly landscaped with a large patio terrace, well-stocked flower beds, and steps up to a large lawn. The main paddock is situated beyond the garden and has vehicular access from the driveway. The paddock has both water and power points. To the north of the site, there is a truly lovely private woodland featuring the little stream running through it.



Situation

The property is rurally located on the edge of Minety, 0.5 miles outside of the village. Minety is a lively village with a strong sense of community which is echoed in the new community run shop whilst the village also boasts a pre-school and excellent 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.

Tenure & Services

We understand the property is Freehold with oil fired central heating, a private Digester system drainage, mains water and electricity. Gigaclear fibre optic broadband is available. The property is fitted with an alarm system. The Title is currently Possessory, please ask the agent for more details.

Directions

Enter Minety from the B4040 and take left into the village at the crossroads. Follow the road round the bend by the school and take the next right towards Somerford Keynes. Continue along this lane to leave the village, passing under the bridge, and take the next right hand turn. The driveway entrance to The Withies is shortly afterwards on the right. Postcode SN16 9QP. What3words ///zebra.hikes.deeply

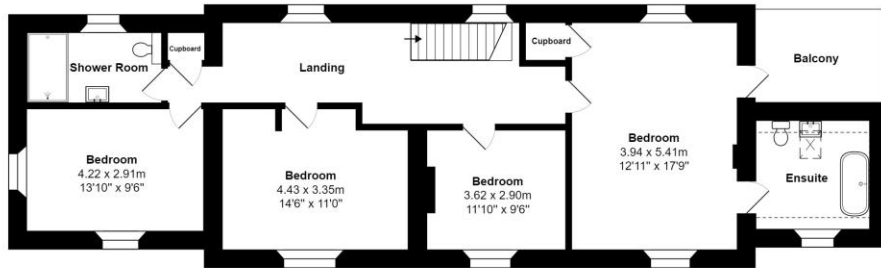
Local Authority

Wiltshire Council

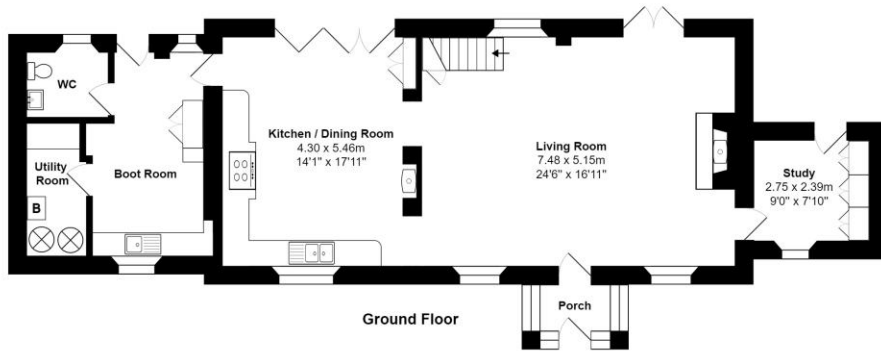
Council Tax Band

G £3,307.85

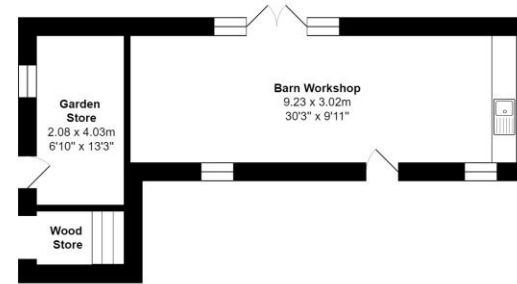




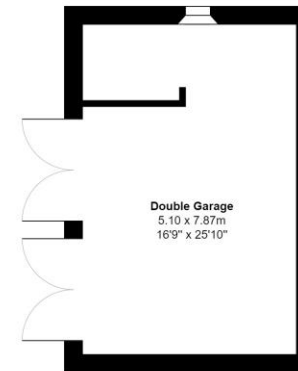
First Floor



Ground Floor



Outbuildings



House Area: 196.7 m.sq 2117 sq.ft

Total Area: 276.6 m² ... 2977 ft²

All measurements are approximate and for display purposes only

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