



JAMES PYLE & CO.



3 Glen Avon Court, Minety, Wiltshire, SN16 9QH



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £600,000**

Approximately 1,924 sq ft



- Individual detached house
- Walking distance to village shop and primary school
- 4 spacious double bedrooms – master with dressing room and en-suite
- Main bathroom and 2 en-suites
- Open plan kitchen/dining room
- Living room with fireplace
- Lovely south-facing landscaped garden
- Air source heat pump
- Garage and private parking
- No onward chain

‘Hidden away from passing traffic tucked down a leafy drive, an individual detached house with 4 double bedrooms, 3 bathrooms, south-facing garden, parking and garage’

### The Property

This individually designed detached house is hidden away from passing traffic set down a leafy drive enjoying a peaceful private position, and yet conveniently just a few minutes’ walk from the village shop and primary school. Constructed around 10 years ago as part of a small exclusive development comprising only three executive style detached homes, the property benefits from air-source heat pump heating and superbly appointed accommodation.

Boasting excellent proportions, the accommodation is arranged over three floors extending in all to 1,924 sq.ft. On the ground floor an entrance hall with cloakroom WC off opens to a front living room featuring a fireplace. To the rear there is a spacious open plan kitchen/dining room with double doors flowing out to the sunny garden. The kitchen is fitted with stylish units with built in appliances and has an adjoining a separate utility room off which has rear access. On the first floor

there is a family bathroom and three superb double bedrooms all with built in storage. The second bedroom has an en-suite shower room whilst the principal bedroom also has an en-suite and accompanying dressing room. On the top floor there is an impressive attic bedroom which can also be utilised as a hobby room or home office.

The property is set down a long drive and screened by high hedging providing a great degree of privacy. Externally, to the front there is private parking and an integral garage which could be incorporated as accommodation if desired, subject to planning. The rear south-facing garden is of particular note having been beautifully landscaped thoughtfully laid easy to maintain with paved patios, curved gravel area, a pergola and well stocked flower beds either side.

### Situation

Minety is a lively village with a strong sense of community which boasts a pre-school and

excellent primary school. The village has a wide variety of clubs and activities, a village hall, well respected local rugby club, tennis club and two public houses. Ashton Keynes (about 1.5 miles) is a pretty and particularly desirable village with an excellent range of local amenities including a community run shop, separate post office, excellent primary school, public house and a church. There is a variety of clubs, sports and events available as well as the further leisure facilities offered by the nearby Cotswold Water Park. 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 air sourced central heating, shared treatment plant drainage, mains water and electricity. The treatment plant is shared with 2 other properties and managed by the residents with a service charge of £148.62 p/a contributing to the maintenance.

### Directions

From Malmesbury take the B4040 to Minety. As you enter the village take the left hand turn at the cross roads into Silver Street and follow the road all the way as it bends to the left into Hornbury Hill. After a short distance take the left hand turn sign posted towards the Playing Field and follow the lane down to Glen Avon Court. Sat nav postcode SN16 9QH

### Local Authority

Wiltshire Council

### Council Tax Band

F

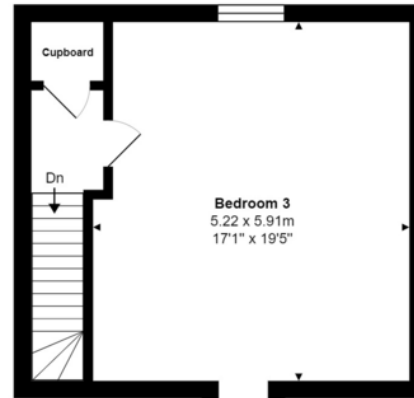


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

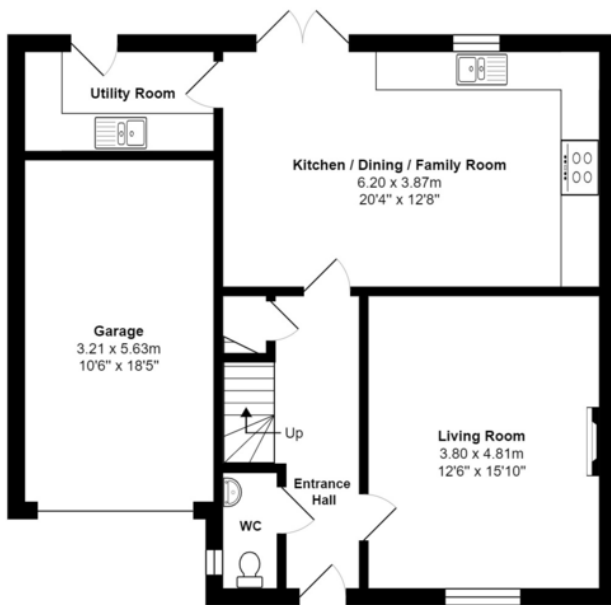


Total Area: 178.7 m<sup>2</sup> ... 1924 ft<sup>2</sup> (excluding garage)

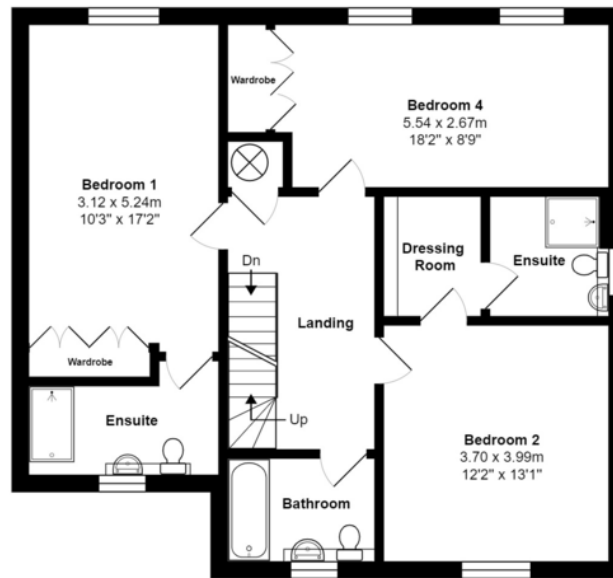
All measurements are approximate and for display purposes only



2nd Floor



Ground Floor



1st Floor



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