



JAMES PYLE & CO.



Meadowood, 1 Elm Farm Close, Upper Minety, Malmesbury, Wiltshire, SN16 9PR

Detached modern house
 Upgraded and remodelled interior
 4 double bedrooms, 2 bathrooms
 Kitchen/dining room
 Living room with wood-burner
 New external boiler and oil tank
 Mature wraparound gardens
 Ample private parking and garage
 Peaceful countryside village



01666 840 886
 jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £680,000

Approximately 1,621 sq.ft.

‘Set within a private good-sized plot, this detached house has been upgraded and reconfigured creating an excellent 4 bedroom family home’



The Property

Meadowood is a detached modern house set centrally within a mature good-sized plot located in the peaceful rural village of Upper Minety. The current owners have meticulously improved and upgraded the property including remodelling and refitting a lovely open plan kitchen/diner, adding a new wood-burning stove, new flooring, internal doors and front door, plus installing a new external boiler and replacement oil tank. Today, the property offers an excellent family home ready to move into with accommodation extending to around 1,620 sq.ft.

The ground floor opens to an entrance hall with galleried stairs ascending to the first floor and filled with natural light through a tall ceiling height window complete with electric thermal blinds. There is under stairs storage and a downstairs WC off the entrance hall. The living room features the new wood-burning stove for a cosy element and has double doors leading out to the garden. The conservatory

also connects to the garden. The newly remodelled kitchen/dining room occupies the entire rear of the property with flagstone flooring, units from Sambourne Kitchens complete with granite worktops. Off the kitchen there is a spacious utility room with rear access for convenience. The first floor comprises four double bedrooms and a family bathroom. The principal bedroom boasts built-in wardrobes and a private en-suite bathroom. A lovely outlook across the neighbour's paddock can be enjoyed as well as some superb sunsets.

The property has a charming approach accessed by a private drive overlooking paddocks. There is ample private parking in addition to a single garage. The gardens have an excellent degree of privacy bound by mature hedging and wraparound the house. The principal garden area lies to the west laid mostly to lawn with a patio terrace. A further lawned garden to the east has a timber shed within it.

Situation

Upper Minety is a popular and well located village, quietly situated between the attractive market towns of Cirencester and Malmesbury, with good access to Swindon and junctions 15, 16 and 17 of the M4 motorway. The village has a parish church whilst the neighbouring village of Minety is only 1 mile away with a village shop and primary school. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Oaksey, and Ashton Keynes, which includes the award-winning Potting Shed at Crudwell. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available at Malmesbury and Cirencester. School bus services to both the primary school and Malmesbury secondary school are available from the village. There are main line rail services to London Paddington from Swindon, or locally from Kemble station which is only a short drive away.

Tenure & Services

We understand the property is Freehold with oil-fired central heating, mains drainage, water and electricity.

Directions

From Malmesbury, take the B4040 towards Minety and after 5 miles take the left hand turn signed posted towards Upper Minety onto Dog Trap Lane. At the end of the lane turn left into the village. Proceed through the village and take the left hand turn into Hankerton Road. Take the immediate next left hand turn onto Elm Farm Close and locate the property on the left. Postcode SN16 9PR. What3words: ///salt.download.lads

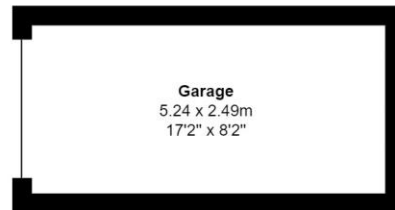
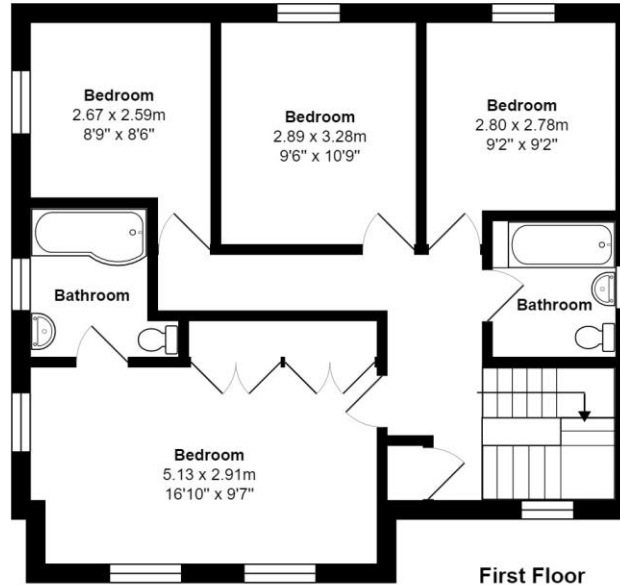
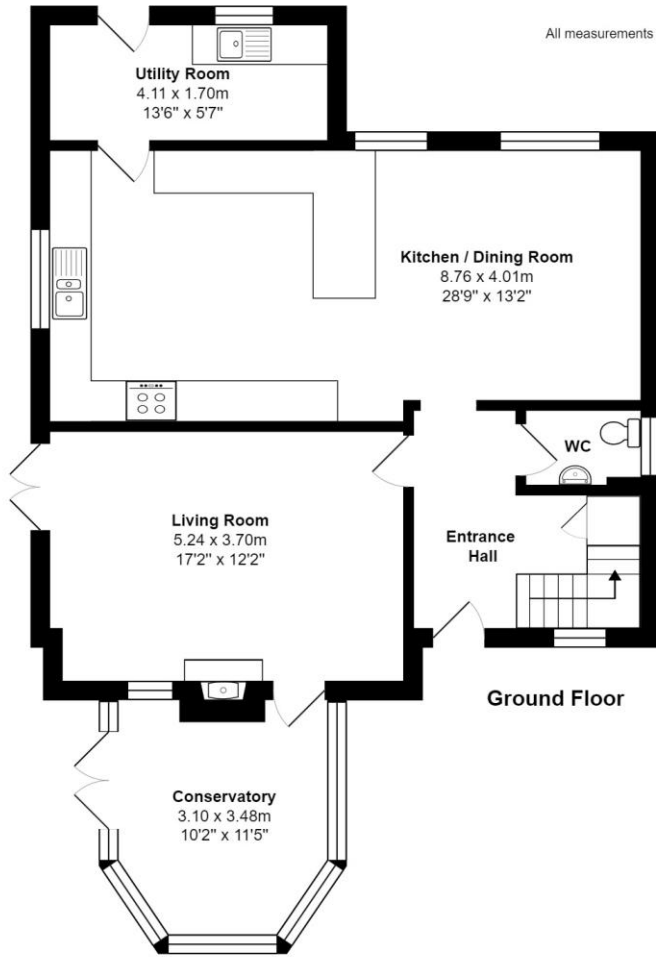
Local Authority
 Wiltshire Council

Council Tax Band
 E



Total Area: 150.6 m² ... 1621 ft² (excluding garage)

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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