

2 Oakleaze, Minety, Wiltshire, SN16 9RD

Sem-detached modern house
3 bedrooms
Modern kitchen and 2 reception rooms
Bathroom and shower room
Garage and private parking
Good-sized garden
Popular village with amenities within walking distance



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £395,000

Approximately 1,127 sq.ft excluding garage

‘Set within a prime village with amenities just a short walk away, this semi-detached house is well-presented complete with a lovely rear garden’



The Property

This semi-detached modern house is located within a mature cul-de-sac in the popular village of Minety, just a short level walk from the primary school and village shop. The property offers well-presented accommodation of around 1,127 sq.ft. whilst there is scope for extending with neighbouring properties exemplifying the potential.

The ground floor layout includes a front porch and entrance hall, leading to a front living room with a wood-burning stove and door connecting to the dining room. The dining room has sliding patio doors and adjoins the modern fitted kitchen which includes an integrated double oven, hob, dishwasher and fridge. To the side, a lobby hall provides direct access to the garden from the front with a utility room, downstairs shower room and internal door into the garage. Upstairs, there are three bedrooms and a family bathroom.

Externally and to the front, there is private parking in front of the garage over a gravelled driveway and a front lawn setting the house back from the street. The rear garden enjoys a good degree of privacy fully enclosed by timber fencing. A large patio seating terrace adjoins the back of the house with steps leading up to a good-sized lawn bound by vibrant flower bed borders.

Situation

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.

Additional Information

We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and mobile phone coverage has some limitations. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band D.

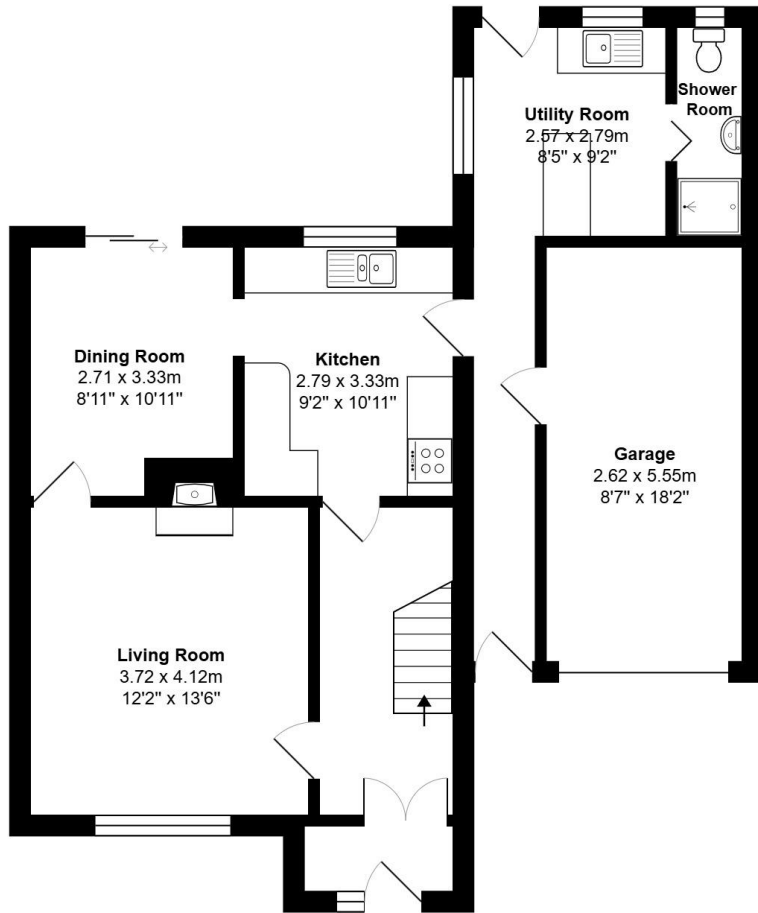
Directions

From Malmesbury, enter Minety along the B4040 and take the first left hand turn at the crossroads into Silver Street. Proceed along the road and take the second right hand turn into Oakleaze and locate the property after short distance on the left hand side.

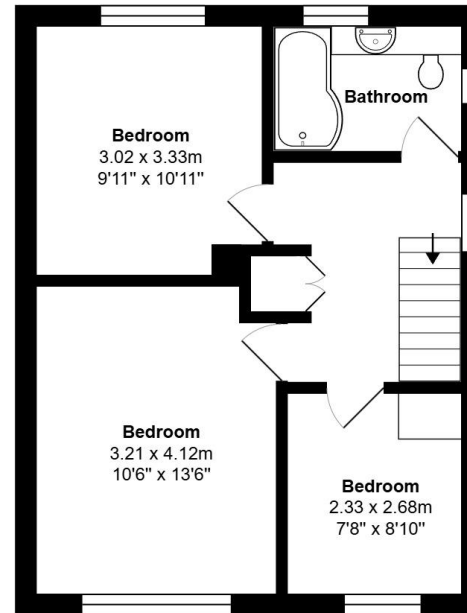
Postcode SN16 9RD

What3words: ///strong.gearing.exits





Ground Floor



First Floor

Total Area: 104.7 m² ... 1127 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		77
(55-68) D	57	
(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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