



JAMES PYLE & CO.

Hill View, Hornbury Hill, Minety, Malmesbury, Wiltshire, SN16 9QH

Pretty Edwardian Detached House
 Superb village location close to amenities
 4 Bedrooms
 Family Bathroom & En-Suite
 2 Receptions & Home Office
 Light & Airy Accommodation
 Secure Sunny Garden
 34' Tandem Garage
 Ample Private Parking



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 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £600,000

‘Occupying a superb location next to the village hall and shop, this detached Edwardian house offers light and airy family sized accommodation within a private and sunny plot’

The Property

Hill View is a deceptively spacious Edwardian house situated towards the rural edge of the village of Minety. The property has a superb location within the village enjoying a countryside outlook at the front whilst conveniently located next to the village hall and shop, it is also within easy reach of the primary school.

Featuring a striking original red brick double fronted elevation, the property has been extended over the years and has further potential again. The interior is typically Edwardian boasting good ceiling height and filled with natural light whilst the accommodation is tastefully presented throughout. Period features include traditional fireplaces in both the reception rooms and bedrooms. Arranged over two floors, the accommodation is family sized extending in all to over 1,800 sq.ft. On the ground floor, the entrance hall features beautiful tiled flooring and is open to the front reception room. The good-sized living room has patio doors to the sunny garden and is fitted with a wood-burning stove inset the fireplace. An open plan style inner hall offers an ideal place for a breakfast bar adjoining

the kitchen whilst is finished in modern oak with various built-in appliances and granite worktops. At the rear, there is a useful home office adjacent to a utility room, cloakroom and boot room with access to the side patio and garage. On the first floor, there are four bedrooms, three of which benefit from fitted wardrobes. A stylish family bathroom is equipped with both a shower unit and roll top bath, whilst the principal bedroom has an en-suite shower room.

Hill View benefits from ample private parking with driveways to both the front and rear. The front gravelled driveway has a five-bar timber gate whilst the rear drive leads to the garage and is enclosed by double timber gates creating a great degree of privacy and security for the whole plot, perfect for children and pets. The large 34ft tandem garage has power, electricity and an up and over door. The garden enjoys a sunny south-west facing aspect landscaped to lawn with a sunken patio terrace. On the eastern side, there is a further secret garden area landscaped to patio.

Situation

Minety is a lively village with a strong sense



of community echoed in their new community run shop and also boasting 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 oil fired central heating, mains drainage and water.

Directions

Entering Minety on the B4040, turn left at the crossroads into Silver Street and proceed to the end of the road bearing left into Hornbury Hill and locate the property after a few hundred yards on the left hand side just before the village hall. Sat nav postcode SN16 9QH

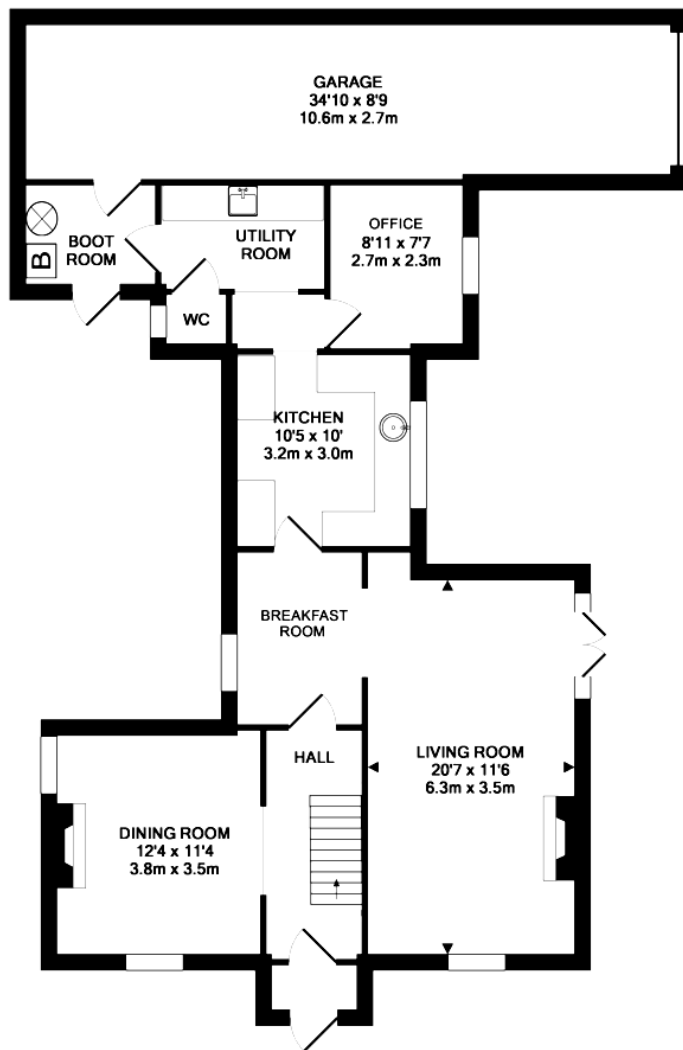
Local Authority

Wiltshire County Council

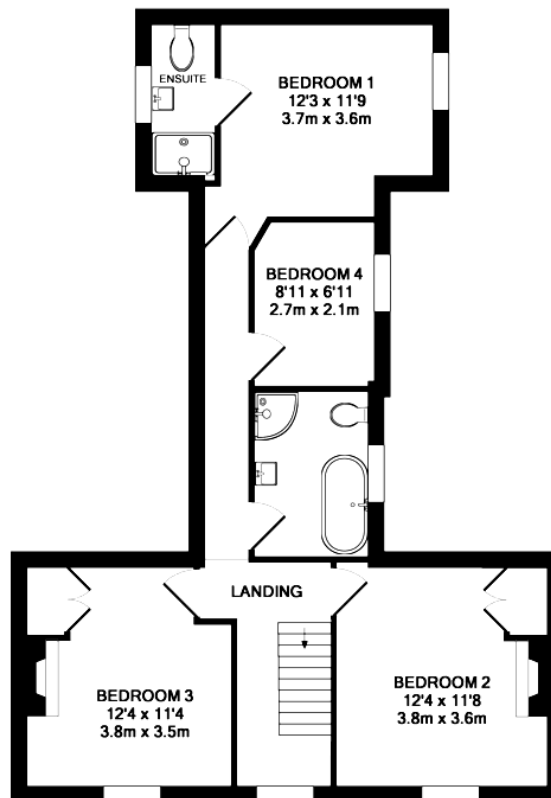
Council Tax Band

F £2,781





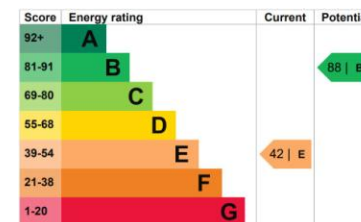
GROUND FLOOR
APPROX. FLOOR
AREA 1126 SQ.FT.
(104.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 679 SQ.FT.
(63.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1805 SQ.FT. (167.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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