

Individual Detached Modern Home Quiet position within a small select development Very Well Presented Accommodation 4 Double Bedrooms, 3 Bathrooms Fitted Kitchen/Dining Room Parking & Garage

Approximately 1,924 sq ft



01666 840 886 jamespyle.co.uk





he Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ ames Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

£2,400 pcm

"Quietly tucked away down a private drive within an executive development of only 3 homes in the heart of Minety."

The Property

DESCRIPTION 3 Glen Avon Court is an individually designed detached home built approximately 6 years ago as part of an executive village development consisting of only three detached homes. The property is discreetly tucked away down a private drive in the popular village of Minety and within easy walking distance to the village amenities including the village shop and primary school.

The excellent accommodation has been tastefully presented and is arranged over three floors extending in all to 1,924 sq.ft. On the ground floor an entrance hall with cloakroom WC off serves a front living room featuring a fireplace. To the rear there is a spacious kitchen/family room with double doors to the garden, fitted stylish units with built in appliances and a separate utility room off which has rear access. On the first floor there is a family bathroom and three excellent double bedrooms all

with built in storage and two of which with en-suite shower rooms. On the top floor there is an impressive further sizable attic bedroom. The property benefits from double glazing throughout and air source pump central heating.

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 a useful garage which could integral incorporated as accommodation if required subject to planning. The rear south-facing garden is of particular note having been beautifully landscaped thoughtfully laid easy to maintain with paved patios, central lawn, a pergola and well stocked flower beds either side. There is a side gate providing access for maintenance. The property is positioned next to the village rugby pitch and tennis courts whilst there is a footpath which allows for direct access onto country walks.



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 The property has air sourced central heating, shared treatment plant drainage, mains water and electricity.

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 £3366



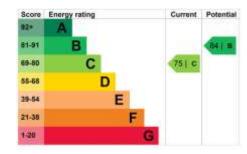












James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances 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 oLJ 01666 840 886 or 01452 812 054 | 0207 0791 577

LONDON (ASSOCIATE OFFICE) 121 Park Lane, Mayfair W1k 7AG