



JAMES PYLE & Co.



3 Glen Avon Court, Hornbury Hill, Minety, Malmesbury, SN16 9QH

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



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

Approximately 1,924 sq ft

£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 integral garage which could be 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.



**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.

**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**





Score	Energy rating	Current	Potential
82+	A		
81-91	B		64   B
69-80	C	75   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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