



Period Detached Five-Bedroom Home

Sawyers Hill, Minety, Malmesbury, SN16 9QL

Asking Price Of £700,000

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Expansive Detached Home

Minety, Wiltshire

- Period Detached Family Home (2,000s Sq Ft) approx
- Four Reception Rooms plus Conservatory
- Five Bedrooms & Updated Bathroom

A detached period property ideally positioned close to Minety's Church of England primary school in sawyers hill. The period feel and character of the property is apparent with numerous exposed beams, stone fireplace and walls. There is a stunning farmhouse kitchen that is the "family hub" and you naturally radiate to this welcoming room. The benefits of this home, is the flexibility of the accommodation with four reception rooms plus a conservatory. To compliment the ground floor is a cloakroom and utility. The First Floor offers a generous master bedroom (5.2m x 3.75), plus three additional bedrooms and an updated family bathroom. The enclosed mature gardens are private and well designed with a seating area, ornamental pond and timber shed with covered seating area. There is also a detached garage to the rear with gravelled driveway (shared). To register a formal interest call McFarlane Sales & Lettings Cricklade 01793 751 044



Owners Comments

"We bought Field House 30 years ago as we loved the village of Minety with its thriving community and proximity to family in Cirencester. The house required complete renovation including a garden like a jungle!

Throughout our time here, we have extended the house twice, to incorporate additional bedrooms and a big family kitchen where we have enjoyed many family celebrations. During renovation we discovered a huge Cotswold fireplace in the sitting room which now houses a well-proportioned wood burner. The stripped back beams and generous dimensions have made it an ideal room for family film nights or getting together with friends to watch the rugby!

The cosy lounge (again with a wood burner) has double doors which open out onto what was our children's playroom which in turn opens into a delightful conservatory. The garden boasts a wide range of plants, a Cotswold stone well and a pond surrounded with rockery and plants and has been the venue for many a barbecue. With the sun at the bottom of the garden in the mornings, it is the ideal place for morning coffee, whereas the top of the garden enjoys sun into the evening".



“Minety has an excellent primary school and pre-school which all our children attended as well as a sports Pavilion, home to the village rugby team (adult, mini and youth), football and tennis clubs. It has a thriving calendar of social events including Takeaway Tuesday, Friday Coffee Mornings, and the Post Office. Outdoor seating and a play area makes it an ideal evening venue for families to socialise all year found. The Community Shop stocks a good range of produce including locally sourced meat, eggs, and jam. With a small cafe at the back, it is a great place to enjoy a coffee and cake too. The Church at Upper Minety is easily walkable from the bottom of Chapel Lane (which runs next to the house) ideal for dog walking and spotting wildlife. The Cotswold Water Parks and the surrounding village are ideal cycling destinations. However, it is time to move on! Our children having grown up, our much loved 5-bedroom house is now too big for us, and it is time for another family to enjoy village life and a wonderful home”.



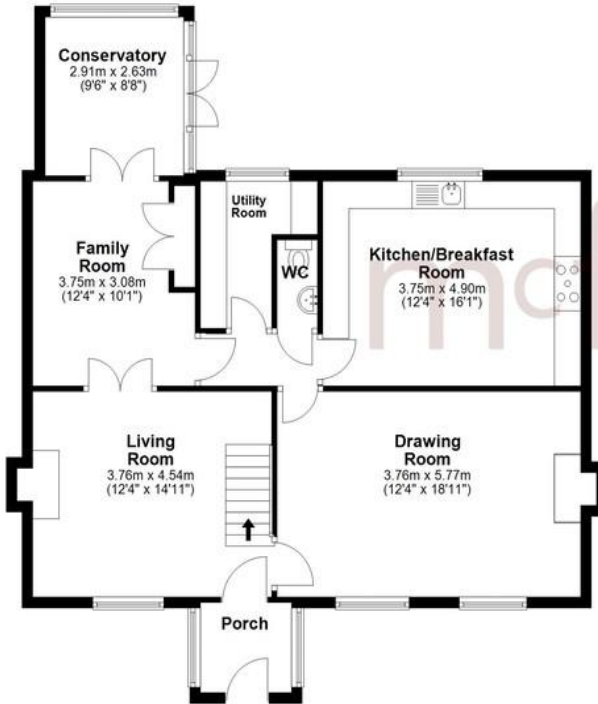
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		



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Ground Floor

Approx. 112.4 sq. metres (1209.9 sq. feet)



First Floor

Approx. 81.7 sq. metres (879.4 sq. feet)



Total area: approx. 194.1 sq. metres (2089.3 sq. feet)

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

Because every home needs a personal touch.

If you would like to view this property then please get in touch.

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Swindon.

The Village Centre,
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements