



JAMES PYLE ^{Co.}



Oak Villa, Hornbury Hill, Minety, Malmesbury, Wiltshire, SN16 9QH

Detached Edwardian house
4 bedrooms
2 reception rooms plus conservatory
Kitchen/dining room
Bathroom and en-suite
Beautifully presented
Ample parking



01666 840 886
jamespyle.co.uk



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

Approximately 1,744 sq ft

£2,500 pcm



‘An attractive Edwardian detached house with a lovely south-facing garden complete with a studio.’

The Property

DESCRIPTION Oak Villa is a very attractive Edwardian detached house located in the popular village of Minety just a moments walk from the primary school and village shop. The property is immaculately and tastefully presented throughout coupled with a lovely south-facing garden. Internally, the accommodation the ground floor includes two front reception rooms, and a spacious open plan kitchen/dining room with conservatory off. There is also a downstairs WC. On the first floor, there are four bedrooms, a stylish family bathroom and en-suite shower room to the principal bedroom. There is a generous amount of private parking to the front and side. The rear garden is of good-sized and has been beautifully landscaped with a lawn, sun terrace and well-established shrub borders. Within the garden there is an excellent

studio which has lighting, power and wifi connected. This offers a great additional space for a range of needs such as a home office or gym.

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.

Directions

The property is located near the primary school, directly opposite the turning into Sawyers Hill. Postcode SN16 9QH. What3words ///ketchup.dabble.gobblers

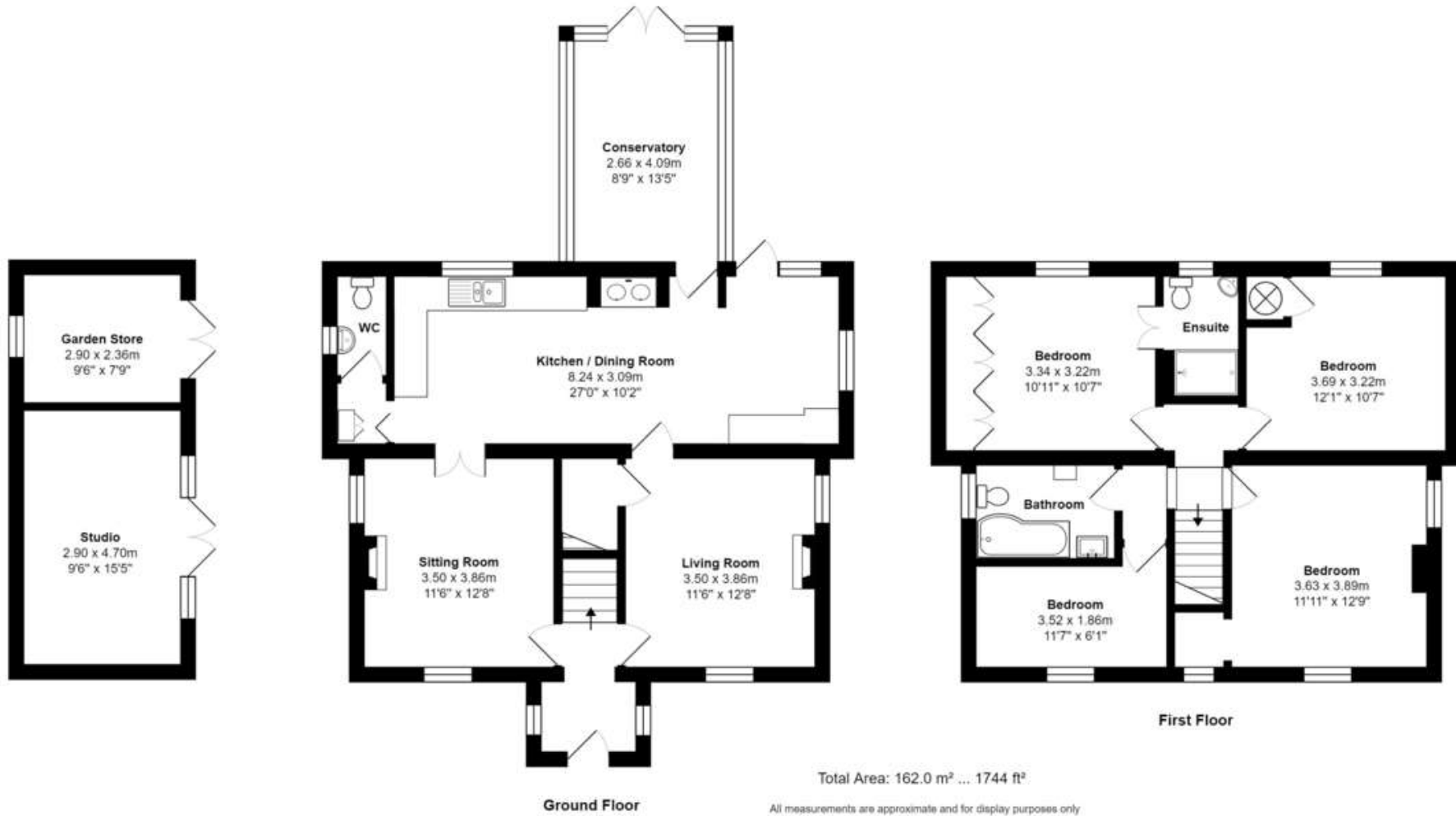
Local Authority

Wiltshire County Council

Council Tax Band

E £2,426





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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577