



JAMES PYLE & CO



Southmead, Upper Minety, Malmesbury, SN16 9PR



Gorgeous village location  
Four good sized bedrooms  
Spacious, open plan kitchen dining area  
Study  
Light, modern interior  
Off road parking  
Approximately 1,790 sq ft



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

**£2,400 pcm**

‘Southmead is located in the beautiful, friendly village of Upper Minety. Available July 2023’



## The Property

### DESCRIPTION

Southmead is a deceptively large family house that has recently been renovated to a high standard by its current owners. Located in the beautiful and friendly village of Upper Minety the spacious and light accommodation is arranged over two floors.

On the ground floor there is an impressive, modern open plan kitchen/diner, a separate living room with a wood burner, three double bedrooms and a family bathroom.

On the first floor is the master bedroom with en-suite bathroom, a separate study area and a large attic for storage. To the rear of the house is a large,

attractive garden mainly laid to lawn with mature trees and a functional garden room and there is an ample driveway at the front with parking for numerous cars.

### SITUATION

Upper Minety is a popular and well located village, quietly situated between the attractive market towns of Cirencester and Malmesbury, with good access to Swindon and junctions 16 and 17 of the M4 motorway. The village has a parish church and there are primary schools and pubs/restaurants in the neighbouring villages of Minety, Oaksey, and Ashton Keynes. The village is also well situated for the

Cotswold Water Park and there are nearby shops at Minety, Oaksey and Ashton Keynes whilst more comprehensive shopping is available at Malmesbury and Cirencester. School bus services to both the primary school and Malmesbury secondary school are available a short walk from the property. There are main line rail services to London Paddington from Swindon, or locally from Kemble station which is only a short drive away.

### Directions

What three words

///september.represent.spreading

### Local Authority

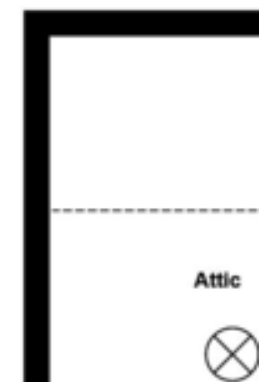
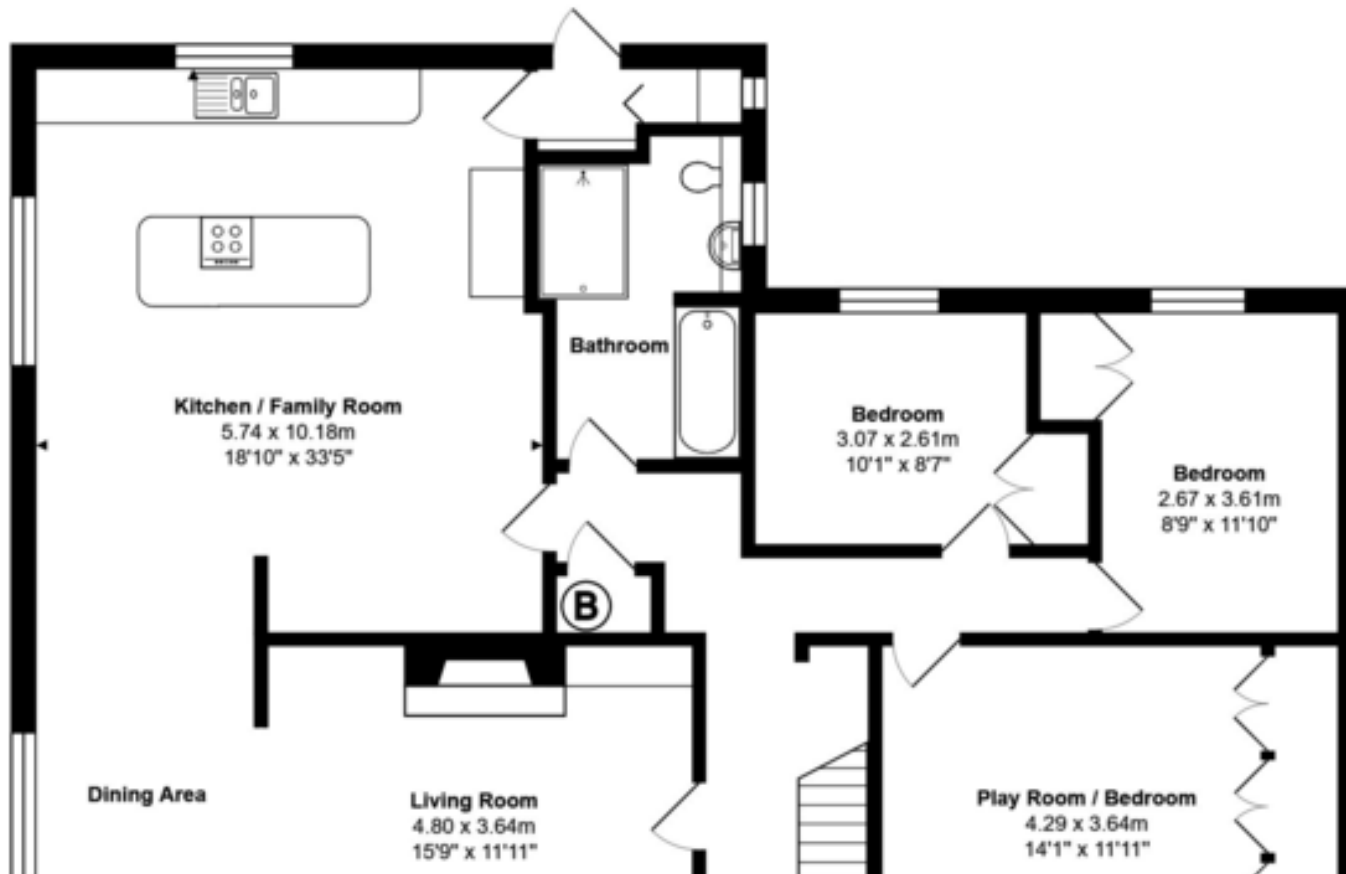
Wiltshire County Council

### Council Tax Band

E £2,550







Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	54   E	
21-38	F		
1-20	G		

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