



JAMES PYLE & CO.

The Brambles, Silver Street, Minety, Malmesbury, Wiltshire, SN16 9QU

Detached Village Home
Remodelled & Improved
4 Bedrooms, 2 Bathrooms
Spacious Open Plan Kitchen/Family Room
2 Receptions
Private Parking
Mature South-West Garden



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Price Guide: £535,000

‘A detached village home which has been improved and remodelled to create excellent, well-presented family sized accommodation’

The Property

The Brambles is a detached home set in the very heart of Minety constructed in the late 1980s with attractive stone drip mould windows. The current owners have undertaken various improvements in the last few years including remodelling a large open plan kitchen/family room and converting the garage into a spacious utility room, ideal for country living. Today, the well-presented accommodation extends in all to 1,573 sq.ft. arranged over two floors.

On the ground floor, an entrance hall has a WC off and the accommodation comprises a dual-aspect living room with newly installed wood burner and a separate study/snug off. The kitchen/family room is at the heart of the home, perfect for modern family living with ample space for both a dining area and sitting area. On the first floor, there are four bedrooms. The family bathroom has been recently re-fitted whilst

the master bedroom has an en-suite shower room and benefits from fitted wardrobes.

To the front of The Brambles, there is plenty of off-road private parking over a large paved driveway set behind a five-bar gate. The pleasant south-west facing garden has mature shrub borders landscaped around a good-sized lawn. From the living room French doors, there is a patio terrace designed for alfresco dining with a pergola over.

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.

Tenure & Services

We understand the property is Freehold with oil fired central heating via new oil

tank, mains water and drains.

Directions

From Malmesbury, follow the B4040 to Minety. Take the left hand turn at the crossroads into Silver Street and locate the property on the left hand side after a short distance. Sat nav postcode SN16 9QU

Local Authority

Wiltshire Council

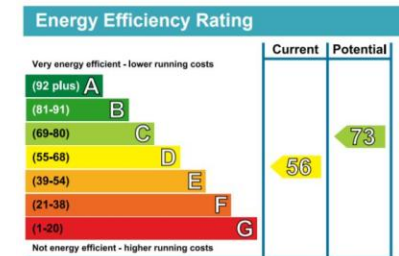
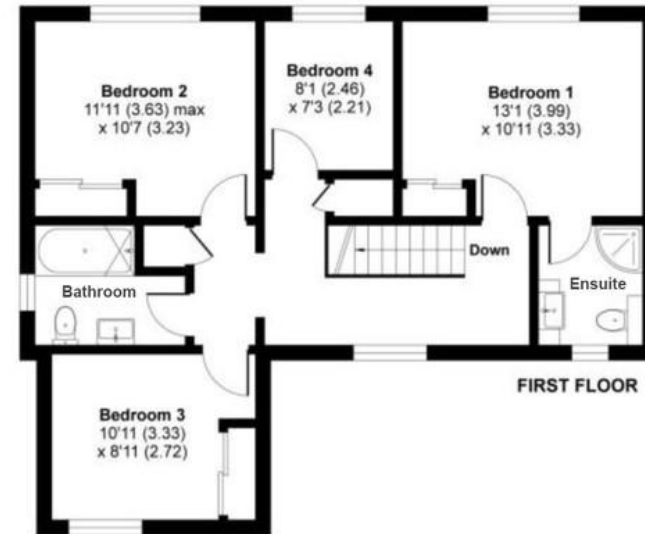
Council Tax Band

F £2,648





Approximate Area = 1573 sq ft / 146.1 sq m
For identification only - Not to scale



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

SHERSTON 01666 840 886
4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
Hoyland House, Gyde Road, Painswick GL6 6RD