

# 3 GLEN AVON COURT

Hornbury Hill, Minety, Wiltshire SN16 9QH



MOORE ALLEN  
& INNOCENT

## 3 GLEN AVON COURT £575,000

Hornbury Hill

Minety

Wiltshire

SN16 9QH

A beautifully presented detached family home providing very spacious and flexible accommodation that is arranged over three floors. Set along this private lane in the heart of the popular rural village of Minety.

This individual home is finished with great attention to detail enjoying quality contemporary finishes and a light feel throughout. The private landscaped rear garden adds further appeal.

Oak flooring flows through the majority of the ground floor, a generous entrance hallway has a cloakroom and useful under stairs storage. To the front lies a well-proportioned sitting room with a feature stone cut fireplace housing an electric fire.

The open plan kitchen diner is a generous room easily able to accommodate both dining table and soft seating. The comprehensively fitted kitchen provides a wide range of storage units, lovely granite worktops, a gloss black range cooker and integrated fridge, freezer and dishwasher. A window overlooks the rear garden and French doors open out on the patio.

Completing the ground floor a useful utility room, a functional space for a busy family home, with tiled flooring, further storage, sink and plumbing for a washing machine.

To the first floor a galleried landing, family bathroom of contemporary design white suite, an impressive master bedroom suite with walk-in wardrobe and en-suite shower room. Also two further double bedrooms both have built in storage and one benefitting from an en-suite shower room.

The second floor adds real flexibility with a huge room currently used as a double bedroom and home office, it provides many options and could if required be divided (subject to planning).





There is a dormer window to the front and velux to the rear, also built-in storage.

The landscaped rear garden provides a secluded haven in which to relax or entertain. The established planted borders, angled patios, paths and lawn and the use of different materials creates a great feature. There is gated side access, a single integral garage, block paved driveway and a pretty front garden with Indian sandstone paving.

## Property Information

### SERVICES

Mains water and electricity are connected to the property, with air source heat pump feeding under floor heating to the ground floor and radiators to the upper floors. Private drainage system: Kingspan Biosafe 3 Treatment tank (used by the 3 houses in Glen Avon Court). EPC Band 'C' (75).

### OUTGOINGS

Council Tax Band 'F' 2020/21 charges £2,648.04.

### LOCAL AUTHORITY

Wiltshire County Council 0300 456 0109.

### TENURE

Freehold offering vacant possession upon completion.

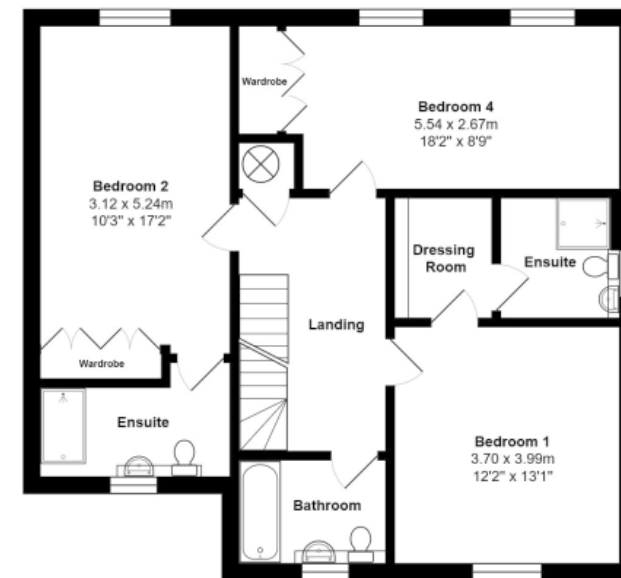
### LOCATION

Minety is a popular village with a strong sense of community which boasts a pre-school and excellent primary school. The village enjoys a wide variety of clubs and activities, a village hall, well respected local rugby club, tennis club and two public houses. A wider range of amenities can be found in the nearby towns of Cricklade, Malmesbury, Cirencester and Swindon which are all within easy reach. Whilst enjoying an enviable rural location, Minety is convenient for the local road and rail network with stations at Kemble and Swindon and the M4 readily accessible at nearby Wootton Bassett.





Ground Floor



1st Floor



2nd Floor

Total Approx Floor Area 178.7 SQ.M (1924 SQ.FT.)



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#### DISCLAIMER

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