Field House Sawyers Hill, Minety, Wiltshire, SN16 9QL

Offers over £560,000

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Located in the rural village of Minety, this thoughtfully extended detached house offers a blend of character and practical space. Spanning approximately 2,000 square feet, the property boasts five bedrooms, making it an ideal family home. The three reception rooms provide ample space for relaxation and entertainment, ensuring that there is room for everyone to enjoy.

The heart of the home is the spacious kitchen dining room, perfect for family meals and gatherings. Additionally, the property features a utility room and a cloakroom, adding to the convenience of daily living. With two well-appointed bathrooms, morning routines will be a breeze for the whole family.

The surrounding area is rich in community spirit, with a village shop, community hall, and recreational facilities including a playing field, rugby club, and tennis club, all within easy reach. For those who commute, the property is conveniently located approximately 12 miles from Swindon train station and just 6 miles from Kemble train station, providing excellent transport links to nearby towns and cities.

Opposite the property is the village pre and primary school with secondary schools found in nearby Malmesbury and Royal Wootton Bassett. Malmesbury, Tetbury and Cirencester Cotswold market towns are within easy reach along with the Cotswold water parks for outdoor pursuits.

Description

Comprising entrance porch, three receptions. kitchen diner, conservatory, utility, cloakroom, five bedrooms, four piece bathroom and en-suite. An entrance porch provides a secondary door into the first reception where stairs lead to the first floor and doors lead into the further two receptions. The two front receptions form part of the old part of the building having character beams and wood burners (not tested) and enjoy views over the front garden and lane. A door leads off the larger reception into a rear lobby, which in turn leads to all further rooms bar the conservatory. The kitchen diner has space for a generous table and overlooks the rear garden. A utility and cloakroom are located off the middle of the lobby with the final reception located to the end. French doors connect this reception to the first one and lead out to the conservatory which enjoys views and access to the garden. On the first floor bedroom one and two overlook the front, a rear landing provides access to a further three bedrooms (one with en-suite) and the main modern four piece bathroom.

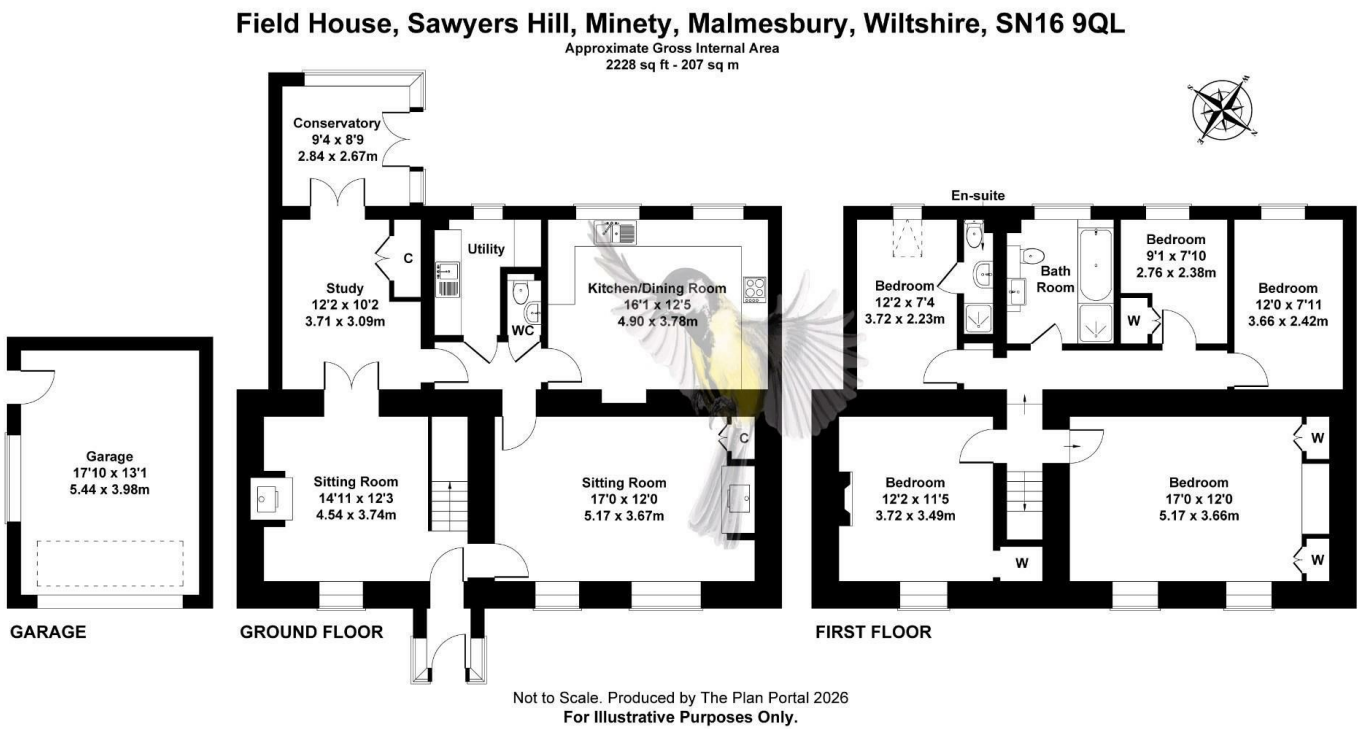
Outside there are front and rear gardens, a gravel driveway provides access to the rear whereby there is driveway parking for at least two vehicles. The garage has an electric door, has a double skin construction and could be made into a habitable space (home office/workshop) subject to planning.

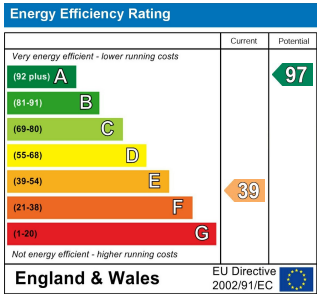
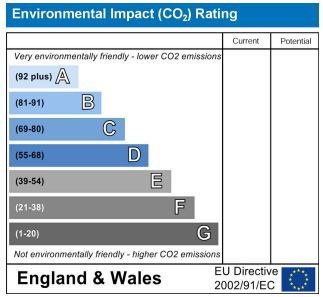
Services: Mains drainage, electricity and water.

Situation

Situated in Sawyers Hill, a previous hamlet until later becoming part of Minety, which derives its name from the water mint plant as found growing in its water ditches around the village. Divided in to Upper Minety, Lower Minety (referred to simply as Minety) grew around the once railway station. The village benefits from a community run shop, village hall, playing field with kids play area, rugby, football and tennis clubs. Minety Church of England Primary School opened in 1969 at Lower Minety, replacing St Leonard's School. There is also a pre school. Secondary schools can be found in nearby Malmesbury. Surrounded by rolling countryside walks are in abundance with The Cotswolds lakes and water parks offering more sporting outdoor pursuits. The Cotswold market towns of Malmesbury, Tetbury and Cirencester are on the doorstep offering a plethora of fine food, shopping and markets. Further amenities and transport links (M4 motorway) can be found in nearby Royal Wootton Bassett and Swindon.

Floor Plans



Area Map

Energy Performance Graph