

Silver Street, Minety, Wiltshire, SN16 9QU

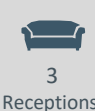
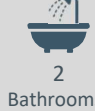
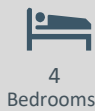


- Versatile house with great opportunities
- Large kitchen-diner
- Sitting room with a wood burning stove
- Study
- Snug or potential downstairs bedroom
- EPC D

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Key Features



About the property

This attractive Cotswold stone house has been upgraded to a high standard and offers versatile living in a lovely village with excellent access links.

Approached into the wide hallway from which there is a snug/playroom, downstairs cloakroom, work from home office benefitting from Giga clear fibre optic, a generous sitting room with a feature fireplace with a wood burner stove and double doors leading into a dwarf wall conservatory on one side and onto a terrace at the side.

The kitchen has been recently replaced and consists of white cupboards with granite work surfaces, plenty of storage and integrated appliances which include the range stove with an induction hob, Amtico flooring hints at the luxury. Adjacent is a utility/ boot room with planned space for a washing machine, tumble drier and space for an American fridge freezer.

Upstairs there are four double bedrooms, one with fitted child's furniture and the another with a pull down double bed, perfect for having a multipurpose room. The master bedroom is spacious with an en-suite shower room. The family bathroom has recently been replaced and offers a contemporary bathroom with a shower overhead.

Storage is not an issue with this house, at the side is a single garage with access from front to back. The double garage has an electric double door and contains a sink, a staircase leads to ample storage above.

There is plenty of driveway parking for several cars leading to the double garage. The garden at the rear can be accessed at the side and enjoys the best of the views across open fields, the garden is mainly laid to lawn.

The property benefits from oil central heating and will be offered with no onward chain.

Amenities

Minety is a picturesque village in North Wiltshire located on the edge of the Cotswold Water Park. There is a village hall, good primary school, pub, community shop and rugby/football club.

The village is close to the market towns of Cirencester, Tetbury and Malmesbury and is within easy reach of Swindon and the M4 motorway. There is also a main line railway station at the nearby village of Kemble for those wishing to commute to London.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office.

This includes: Broadband speed and mobile phone signal, flood risk, and area information.

We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

Directions

From our office in Tetbury, leave the town and head towards Malmesbury. Go through Long Newnton and once you are outside the village turn left towards Charlton. Continue along this road, go straight over the A429 and at the T junction in Charlton turn left. Continue into Minety and take the first left into Silver Street. The house can be found about 400 yards on the right.

What 3 Words

giggled.backhand.station

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water – Mains Supply

Sewerage - Mains Supply

Heating - Oil

Local Authority

Wiltshire Council

Council tax Band - F

Our reference

TET240171

30th January 2026

We'd love to hear from you

3 Church Street, Tetbury, Gloucestershire, GL8 8JG

T: 01666 504418

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what the owner said

Reedham has been a wonderful family home, and we have loved building our lives and raising our family here.

Minety is a welcoming and friendly village with lots of families and retired couples, with active community of clubs, the village shop and local playground as well as annual firework displays and music festivals.







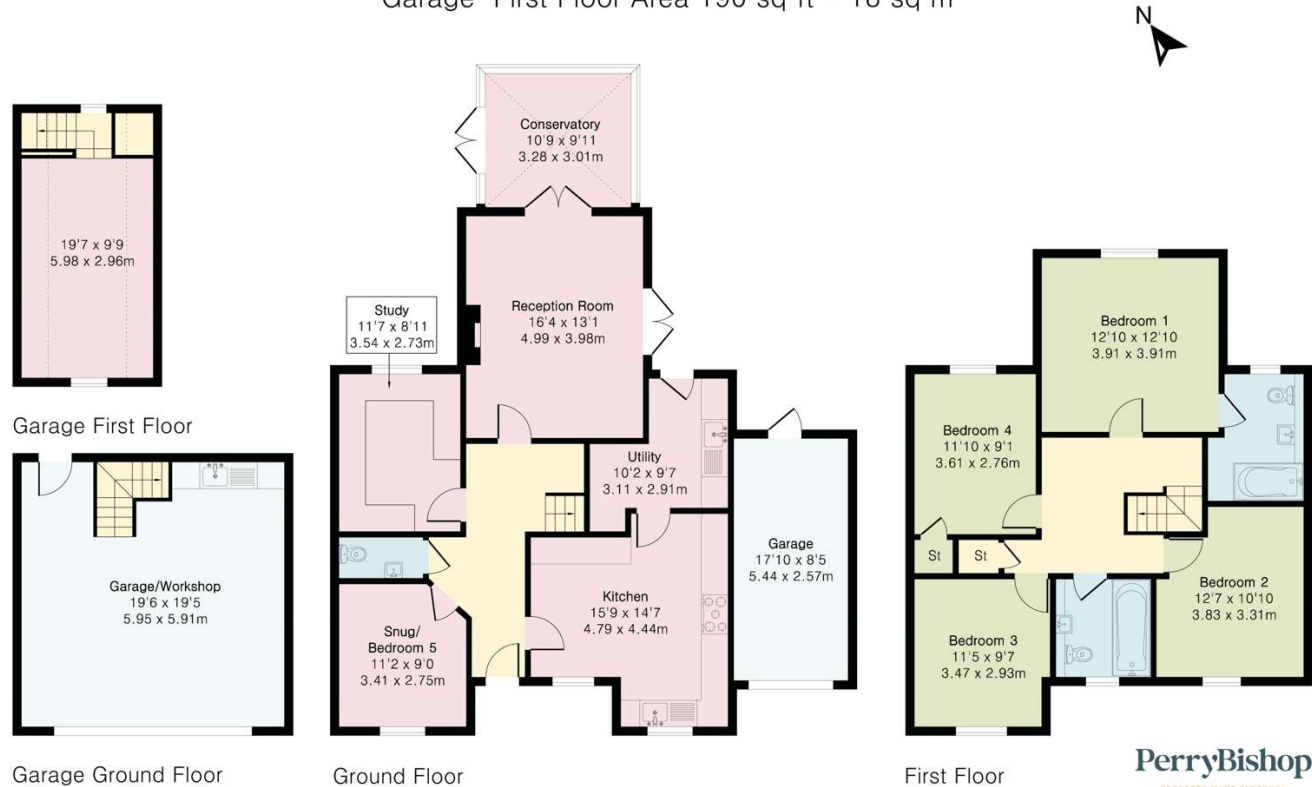
**Approximate Gross Internal Area 1756 sq ft - 163 sq m
(Excluding Garage)**

Ground Floor Area 968 sq ft – 90 sq m

First Floor Area 788 sq ft – 73 sq m

Garage Ground Floor Area 529 sq ft – 49 sq m

Garage First Floor Area 190 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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