

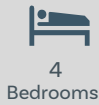
Minety, Malmesbury, Wiltshire, SN16 9RD



- Four Bedroom ● Detached Bungalow ● Conservatory ● Dining Room ● Parking ● Single Garage
- Secluded and mature rear garden ● Village location with facilities ● EPC E

Minety, Malmesbury, Wiltshire, SN16 9RD

Key Features



4
Bedrooms



2
Bathroom



3
Reception

About the property

A spacious detached four-bedroom property offering well-proportioned and flexible accommodation arranged over a single level. The welcoming hallway leads into a generous sitting room, featuring an attractive stone fireplace with a fitted wood burner. The kitchen is fitted with a range of wall and base units, integrated appliances and a breakfast bar, opening into the adjoining dining room, which enjoys a lovely connection to the garden through sliding glazed doors. A useful utility room provides further storage and access to the side of the property.

The principal bedroom benefits from en-suite facilities and views over the stunning rear garden, with three further bedrooms, one of which is currently utilised as a study. The family bathroom is well appointed with both a bath and walk-in shower.

To the front, the property is approached via a herringbone-paved driveway providing ample parking and access to the single garage, with pretty planting and a seating area. Gated side access leads to the rear, where a particularly private westerly facing garden provides an ideal setting for outdoor entertaining and relaxation. Predominantly laid to lawn, the garden features a generous paved terrace, mature planting and a combination of modern fencing and hedging, creating a secluded feel. Beyond the garden, there is an open outlook with a particularly striking mature oak tree providing a beautiful focal point.

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 Silver Street turn right into Castle Street, at the top bear left into Sheep Street and continue to the T Junction. Go straight over into Somerford Road, follow the road over the mini roundabout and continue to the T Junction, turn right onto Spitalgate Lane. Continue until you reach the Spine Road, turn left to the T Junction and turn right towards Ashton Keynes. Continue on this road until you reach the traffic lights, turn right towards Minety and continue past the Vale of White Horse pub, taking the fourth right into Silver Street and then take a right onto Oakleaze. Number 9 can be found at the end of the cul de sac on the left hand side.

What 3 Words

smoke.tidal.tightrope

Services & Tenure

Tenure - Freehold

Electricity - Mains Supply

Water - Mains Supply

Sewerage - Mains Supply

Heating - Electric

Local Authority

Wiltshire Council

Council tax Band - E

Our reference

CIR260355

25th August 2026

We'd love to hear from you

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

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what the owner said

I moved into this home 15 years ago with three teenage children and it has been an incredibly homely place for me and the family ever since. The two wing layout enabled the kids to enjoy noisy time with their friends with no disturbance to those asleep on the other side.

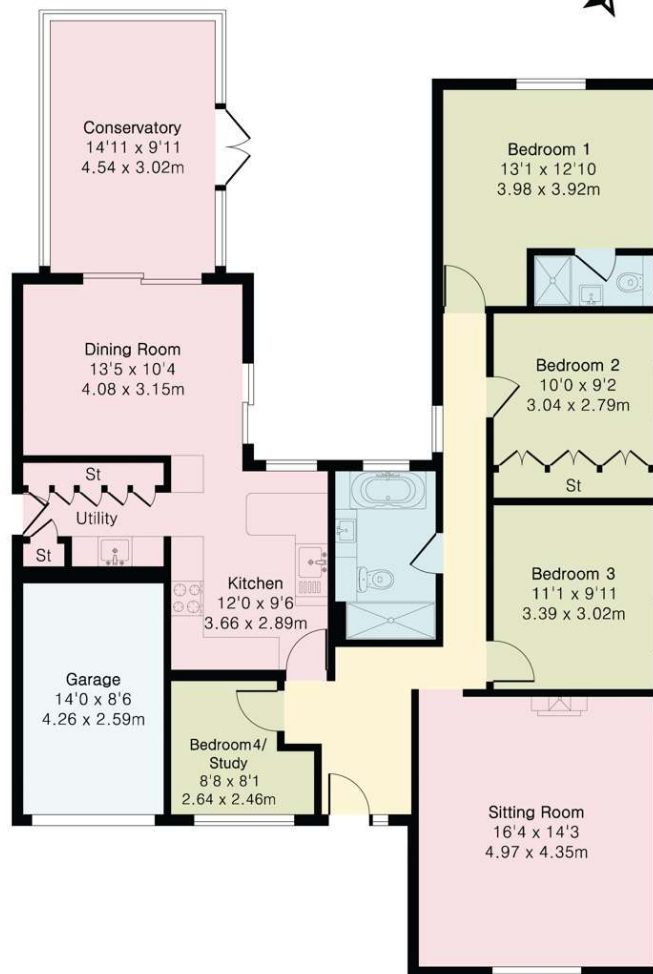
The garden has provided a great entertainment place as well as a source of tranquillity. The village offers a great sense of community, particularly for the sporting inclined, football, cricket, rugby, boules, skittles, tennis and easy access to local swimming lakes. Last but not least, a village community shop.







Approximate Gross Internal Area 1520 sq ft - 141 sq m
(Including Garage)



Ground Floor

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction. **Disclaimer:** These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

Gloucestershire • Oxfordshire • Wiltshire

