



## Fairfield House,

**Price Guide £775,000**

A substantial 5 bedroom detached family home (2603 sq ft), situated on the edge of this popular village, with plot extending to just under one-third of an acre.

5 bedrooms, family bathroom, en-suite shower room, first floor home office/gym.  
Entrance lobby, WC, kitchen/breakfast room, sitting room, 2 further reception rooms.  
Large garage, insulated studio, workshop, gym.



# Malmesbury Road, Minety

## The Property

A generously proportioned detached house with Victorian origins, extended to provide spacious and versatile family accommodation. The property offers five bedrooms, including a master with en-suite, and a separate family bathroom. Bedroom 2 benefits from a large additional room, offering excellent flexibility - ideal as a home office, gym, or space for teenage sleepovers.

The ground floor features a spacious sitting room with open fireplace, two further reception rooms, and a well equipped kitchen/breakfast room with AGA.

Outside, wrought iron gates open onto a gravelled driveway providing ample parking and turning space. A large garage includes a remote controlled door and access to the house and rear garden.

The plot extends to just under one-third of an acre. The mature garden includes an insulated studio - ideal for home office or creative space, an insulated workshop, a separate gym, and a dedicated kitchen garden with raised beds and greenhouse.

## General

Mains water, electricity and drainage are connected. When in use,

the electric AGA provides domestic hot water. The oil fired boiler provides central heating and hot water when needed. Council Tax Band F - £3305.05 payable for 2025/26. EPC rated D - 57.

## Minety

Minety is a lively village with a strong sense of community which boasts a pre-school and excellent primary school serving the local area. The village has a wide variety of clubs and activities, a village hall which hosts the Minety Community Shop, well respected local rugby club and tennis club. 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. Swindon railway station has fast trains to Paddington (60 -65 mins) and the nearest airport is at Bristol.

## Directions to SN16 9QX

From Malmesbury proceed east towards Cricklade on the B4040. On reaching Minety, the property is the first on the left, denoted by our 'For Sale' board. what3words download.lateral.crabmeat

Approx. Gross Internal House Area \*

241.82 M<sup>2</sup> - 2603 Ft<sup>2</sup>

Approx. Gross Studio Area \*

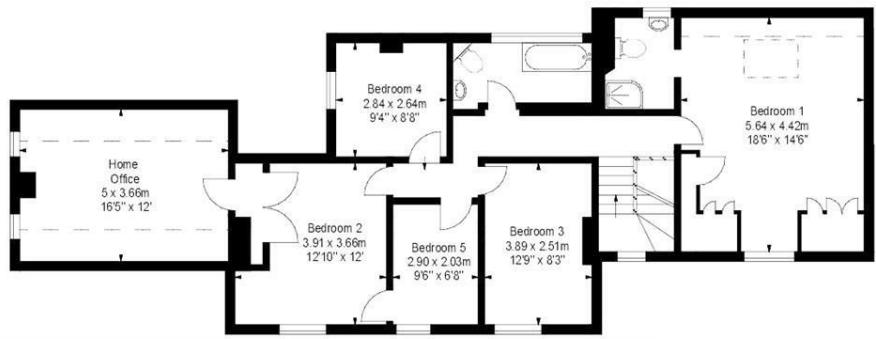
13.01 M<sup>2</sup> - 168 Ft<sup>2</sup>

Approx. Gross External Building Area \*

17.37 M<sup>2</sup> - 187 Ft<sup>2</sup>

Approx. Gross Total Area \*

274.80 M<sup>2</sup> - 2958 Ft<sup>2</sup>



First Floor



Ground Floor

Illustration For Identification Purposes Only. Not To Scale

\* As Defined by RICS - Code of Measuring Practice