

BLOUNT & MASLIN

ESTATE AGENTS AND VALUERS

50 High Street Malmesbury

Wiltshire SN16 9AT

Tel: 01666 825725

sales@blount-maslin.co.uk



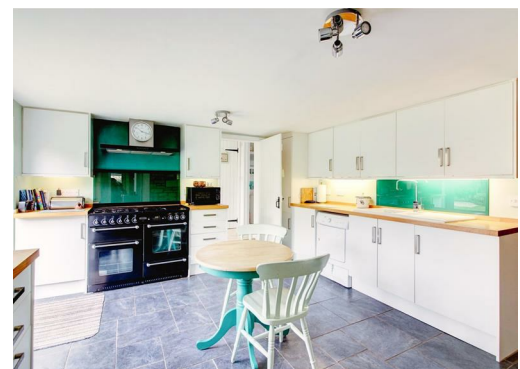
Rose Cottage, Minety,

Price Guide £595,000

A deceptively spacious village home (1441 sq ft), with flexible living accommodation and very pretty, well stocked gardens.

3 bedrooms, bathroom and shower room. Porch, sitting room, dining room, study, garden room, kitchen and utility room. Garage, driveway parking.

NO ONWARD CHAIN



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Rose Cottage Minety,

The Property

This detached cottage dates from the mid 19th Century albeit with more recent extensions. It has been much improved and further extended by the current owners with a light and airy garden room, taking full advantage of the delightful rear garden. The ground floor space is excellent, offering flexible living accommodation, with four reception rooms including the baronial dining room with vaulted ceiling and beams. There are log burning stoves in both the principle reception rooms and LPG central heating is installed. The property is well presented both inside and out, featuring exposed stonework and period features.

The Accommodation

The front door leads into a good sized porch with a glazed door into the sitting room. This has a stone fireplace with log burning stove, ceiling beams and two front aspect windows. A latch door leads off to the dining room with a vaulted and beamed ceiling, and a fireplace with a log burner. The kitchen next door has a range of units with Rangemaster cooker and extractor over. There is plumbing for a dishwasher and integrated fridge and freezer. Double doors lead into the garden and a door off gives access to the study. This has a cupboard housing the electrics and a door off to the triple aspect garden room, which also has access to the garden. On the other side of the kitchen is a utility room with plumbing for the washing machine, a useful second sink and a storage cupboard. There is an external door to the garden and further door off to the shower room. On the first floor, the dual aspect main bedroom has deep built-in wardrobes. Next door is the large family bathroom with a separate shower enclosure and a useful cupboard. There are two further bedrooms, a small double and a single, the latter having an over-stair cupboard.

Outside

A new Cotswold stone wall has been built along the roadside with a log store on the left of the entrance. There is a gravelled parking and turning area adjacent to the prefabricated and mainly timber

clad garage, which has power and light plus a side door. N.B. the property at the rear has a right-of-way over the drive with shared maintenance costs. A gate between the house and garage leads to the enclosed pretty cottage gardens which comprise a lawn and well stocked borders designed to create colour throughout the year. There is a useful shed and the garden enjoys plentiful sunshine by virtue of south and west light. There is a path around the rear of the house leading to one of two gates leading onto Sawyers Hill. External tap and lighting.

General

Mains water, electricity and drainage are connected. The Liquid Propane Gas (LPG) boiler is in the utility room with the tank buried in the driveway. Council tax band E - £2,425.76 payable for 2022/23. EPC rating Band F - 31.

Location

Minety lies seven miles east of Malmesbury and is well placed for easy access to Swindon and Junction 16 of the M4 motorway. Local facilities include a primary school, village hall, community shop, a public house and a thriving sports club. Water sports are available at the Cotswold Water Park, less than 3 miles away.

Directions to SN16 9QL

From Malmesbury proceed east towards Cricklade on the B4040. On reaching Minety, at the crossroads turn left into Silver Street. Continue around the sharp left hand bend before turning right onto Sawyers Hill. Proceed for about 100 yards and the property is on your left hand side, denoted by our 'For Sale' board.

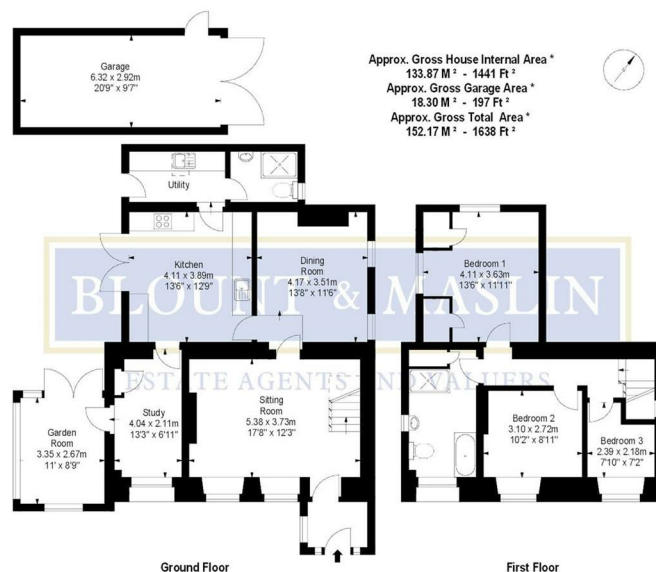


Illustration For Identification Purposes Only. Not To Scale
*As Defined by RICS - Code of Measuring Practice

While we take care to ensure the accuracy of our information the following points should be noted: All measurements and distances are approximate. No tests as to the condition or suitability of any services, fixtures or fittings have been carried out and intending purchasers must make their own enquiries. Fitted carpets, curtains and garden ornaments are excluded from the sale unless otherwise stated. Any plans and photographs are illustrative and do not imply such items are included in the sale. These particulars are issued on the understanding that all negotiations are conducted through Blount & Maslin. They are believed to be correct, but their accuracy is not guaranteed.