

ORCHARD HOUSE

— UPPER MINETY —



ORCHARD HOUSE, UPPER MINETY, SN16 9PY

Entrance hall • Kitchen/ dining room • Sitting room • Drawing room
Snug • Study Utility • Games Room • 5 bedrooms • 3 bathrooms
Terrace • Landscaped garden • Double Garage • Studio/ home office
Outbuilding • Private gated driveway

A beautiful edge of village house with delightful gardens and grounds.

Description

Orchard house is a beautiful edge of Cotswold stone village house, superbly presented with generous living spaces, bright and light rooms and cosy corners. Careful thought and attention has been put in to creating a welcoming and charming home full of character.

The kitchen/ breakfast room, with bespoke Sambourne Kitchen units, is very much the heart of the house and a superb room in which to entertain family and friends, perfect for morning coffees and chats around the centre island or equally larger gatherings with the French doors opening on to the terrace and

garden in the summer. The aga offers great additional warmth in the colder months and the thoughtful layout provides ample worktop space and storage.

The utility room with garden access comes in handy for laundry days and muddy wellies after a long country walk.

Adjacent to the kitchen is a cosy snug with wood burning stove and exposed beams and is ideal for relaxing with a good book after a long day or snuggling down in front of a good movie. The drawing room has generous proportions

with good ceiling heights and three French windows which allow for an abundance of natural light aswell as access to the garden. Beyond the hall is a sitting room and a study with French doors onto the terrace. This could equally make a great playroom for younger children.

The first floor comprises the master bedroom with vaulted ceiling, ample built-in storage and an en suite shower room. There are a further four bedrooms, two with en suite shower rooms, and a family bathroom. All the bedrooms have been beautifully laid out to provide both comfort and discreet storage.

Outside the garden is predominantly laid to lawn, interspersed with herbaceous borders and mature trees. The double garage has a useful studio above, with a downstairs loo, which could easily be converted into a home office or ancillary accommodation subject to obtaining the necessary planning permissions. There is a separate stone store to the rear of the garages. The gated driveway provides privacy and ample parking.

Location

Orchard House is a beautiful and charming Cotswold stone house located on the outskirts of Upper Minety, a rural village located close to both Minety and Oaksey.

Oaksey is a pretty and thriving village with a super range of local amenities including a shop with post office, an excellent primary school, a pub and a lovely church.

Minety is home to two popular pubs, a pre school and a primary school, a community run shop, and the village offers a wide range of clubs and societies.

The historic towns of Tetbury and Malmesbury are a short drive away and with their selection of lovely boutiques, antique stores and cafes, offer everyday shopping facilities.

Known as the 'Capital of The Cotswolds', Cirencester to the north, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafes and twice weekly markets.

The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Westonbirt, Beaudesert Park, Pinewood, Malmesbury Church Of England School, St Mary's and St Margaret's to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Oaksey and Baunton; bridle paths are plentiful; sailing and water sports can be enjoyed at The Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London via the M4 and M5 motorways and well-connected direct train services from Kemble.



*Minety 1 mile
Oaksey 2 miles
Kemble miles 6 miles
(London Paddington 75 mins)
Malmesbury 8 miles
Tetbury 9 miles
Cirencester 9 miles
M4 (Junction 16) 10 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

NB: There is a public footpath which clips the boundary.

Services: Mains electricity, water and drainage. Oil-fired central heating.

Postcode: SN16 gPY.

Viewing: Strictly by appointment through Sharvell Property Ltd.

Fixtures and Fittings: Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

Local Authorities: Wiltshire Council, Bythesea Road, Trowbridge BA14 8JN. Tel: 0300 456 0109. Council Tax Band G. EPC rating B.

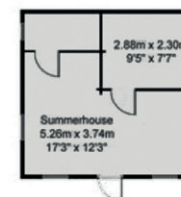




Orchard House, Upper Minety, Malmesbury, Wiltshire

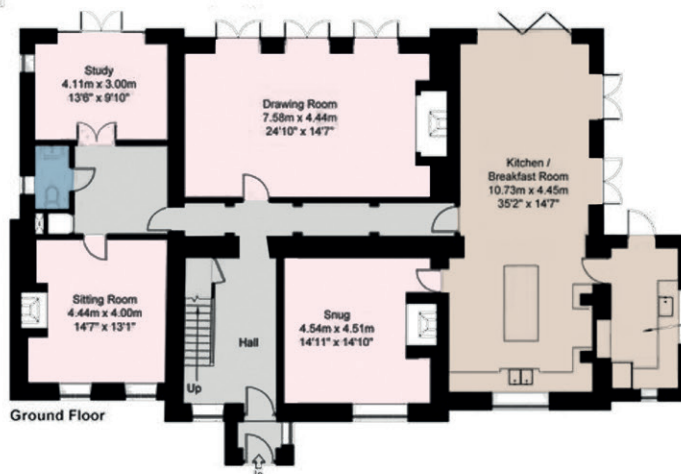
Gross Internal Floor Area Approx :-
House 325 sq metres / 3498 sq feet
Studio 53 sq metres / 571 sq feet
Garage 34 sq metres / 366 sq feet
Store 17 sq metres / 183 sq feet
Summerhouse 26 sq metres / 280 sq feet

Total 455 sq metres / 4898 sq feet



First Floor

□ = Reduced Headroom 1.5m / 5'

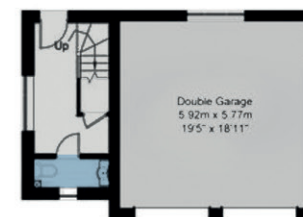


Ground Floor



Utility Room
4.34m x 2.09m
14'3" x 6'10"

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purposes only. Not to scale.



Ground Floor

Outbuildings
Not Shown In Actual Location Or Orientation

SHARVELL PROPERTY

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