







## 1 Station Road, Minety, Malmesbury, Wiltshire.

### Directions

Please use the postcode SN16 9QY or call the office at any time for detailed directions from your location.

### Summary

Spacious, semi detached home located in this popular village location with excellent transport links. The accommodation includes three bedrooms, shower room, two reception rooms, and a kitchen breakfast room. It sits on a generous plot with plenty of parking, large garden room with garage storage, and home office or additional reception space, and a big back garden.

### Step inside

An entrance hall has stairs leading to the first floor and a door into the spacious living room which is enhanced by the wood burner. Double doors lead through to a kitchen breakfast room which has plenty of storage and appliance space as well as a breakfast bar. There is a useful utility cupboard which houses the oil fired boiler, as well as providing storage space and space for a washing machine. A conservatory to the rear provides further reception space as well as access to the attractive rear garden.

The first floor has three good size bedrooms, and the shower room which is fitted with a suite comprising shower, wc, and wash hand basin. The master bedroom also benefits from built in wardrobes.

### Step outside

The property is set back from the road, and as such has driveway parking for several vehicles which extends along the side of the property. There are some mature shrubs and the oil tank for the central heating.

The garden room has a storage garage area to the front, and timber and glazed doors through to a very useable space with underfloor heating, and windows and doors out to the garden. Although primarily used for storage at the moment, this useful space has been previously used as a large home office, cinema room, or just providing additional reception space.

The rear garden has an area of patio adjoining the property, and is mainly laid to lawn with mature shrubs and trees.

### Location

The property is located in the desirable village Minety which has a welcoming community, sought after primary school, pub, local shop, visit post office, and active rugby club. There are various village events throughout the year making this a desirable place to live. Minety offers its residents an attractive rural feel whilst remaining convenient for the nearby towns of Cricklade (5 miles), Cirencester (8 miles), Malmesbury (7 miles) and Swindon (11 miles). Kemble Station offers a direct train service to London Paddington and is just 6.5 miles away.

### Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

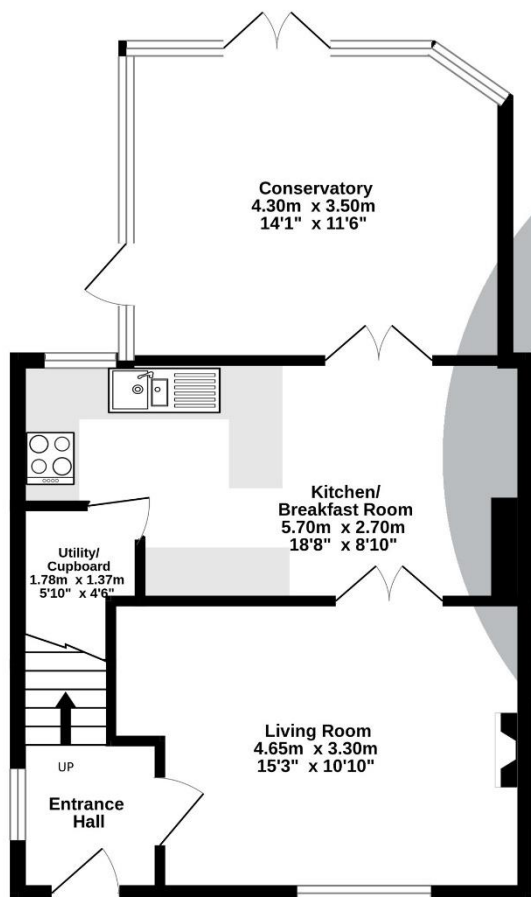
### Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

### Agents Note

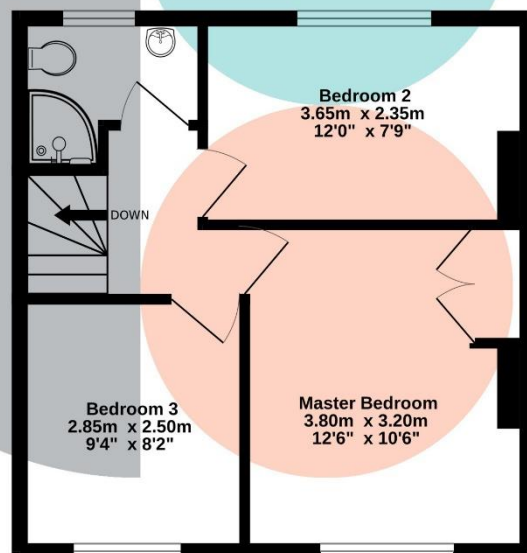
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1ST FLOOR



GARDEN ROOM

