

Chatfield, Hornbury Hill, Minety, Malmesbury, Wiltshire, SN16 9QQ

Semi-detached Victorian cottage  
Substantially extended  
Magnificent open plan light-filled kitchen/  
family room  
Traditional cosy sitting room  
3 bedrooms  
Bathroom and en-suite  
Home office and garage  
South-facing garden  
Driveway parking  
No onward chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £425,000**

Approximately 1,378 sq.ft excluding garage



‘Positioned close to village amenities, this semi-detached Victorian cottage has been largely extended and offers a magnificent open plan kitchen/family room spilling out to the sunny south-facing garden’

### The Property

Chatfield is a traditional Victorian period cottage which has been substantially extended to create an excellent, tastefully presented family home. The cottage is situated in the very heart of the village of Minety within easy level walking distance of amenities. Built of red brick under a tiled roof the accommodation is deceptively spacious and retains a great deal of its original character.

The heart of the home is the magnificent kitchen/family room arranged at the rear with bi-fold doors flowing out to the sunny garden. This impressive area incorporates both dining and sitting areas whilst the kitchen is well-equipped with timber units, an integrated dishwasher, oven and wine cooler. There is a cosy traditional sitting room at the front with a red-brick fireplace and wood-burning stove inset. Adjoining the kitchen, there is a utility room leading to the garage and separate WC. On the first floor, there are now three double bedrooms, family bathroom and an en-suite/dressing room

to the principal bedroom suite. Adjoining the back of the cottage and accessed externally, there is a versatile home office.

The property benefits from a driveway in front providing parking and an integral garage. The south-facing garden is an excellent feature backing onto village playing fields with a rear gate allowing direct access. The garden is arranged with a patio terrace and steps down to the good-sized lawn which features raised planters at the far corner.

### Situation

Minety is a lively village with a strong sense of community which is echoed in the community run shop whilst the village also boasts a pre-school and excellent primary school. The village has a wide variety of clubs and activities, a village hall, a church at Upper Minety, well respected local rugby club and tennis club. The neighbouring village of Ashton Keynes (about 1.5 miles) also has an excellent range of local amenities. Minety is located on the edge of the

renown Cotswold Water Park where there is an array of leisure facilities, walking routes and sporting activities available. The charming market town of Malmesbury is less than a 10 minute drive away boasting a comprehensive range of amenities including the very sought after Malmesbury Secondary School. The Capital of the Cotswolds market town of Cirencester (8 miles) has a further range of shops and leisure facilities whilst the road network provides good access to Swindon and to the M4 and M5 motorways. There is a mainline rail service from Kemble (5 miles) to Bristol and London reaching Paddington in about 75 minutes.

### Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, water and electricity. Ultrafast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band D.

### Directions

From Malmesbury take the B4040 to Minety. As you enter the village take the left hand turn at the cross roads into Silver Street and follow the road all the way as it bends to the left into Hornbury Hill. Locate the property on the left hand side opposite the school.

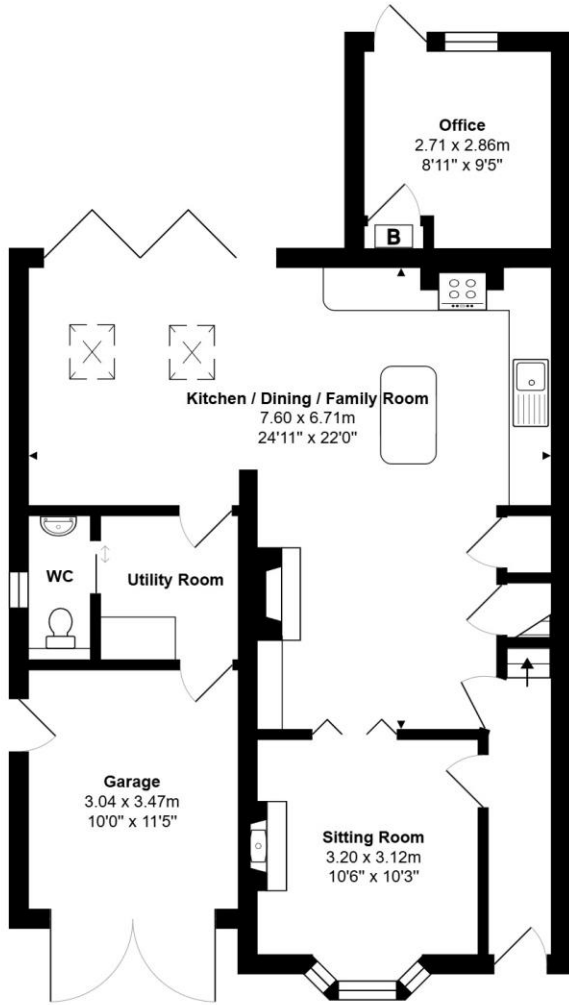
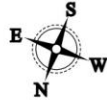
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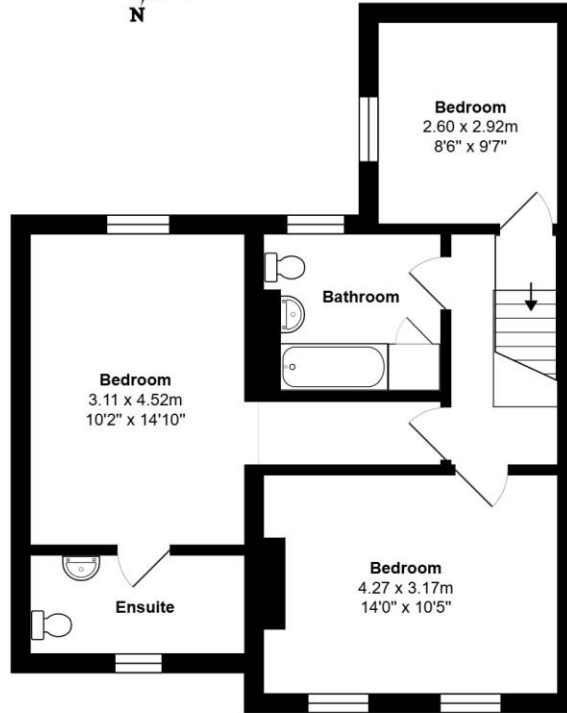


Total Area: 128.0 m<sup>2</sup> ... 1378 ft<sup>2</sup> (excluding garage)

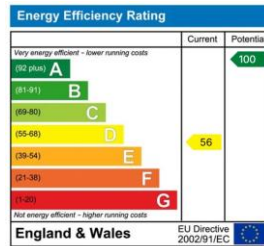
All measurements are approximate and for display purposes only



Ground Floor



First Floor



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