



JAMES PYLE<sup>CO</sup>

Southmead, Upper Minety, Malmesbury, Wiltshire, SN16 9PR



Detached bungalow  
Converted attic and remodelled accommodation  
4 bedrooms, 2 bathrooms  
Beautifully presented and updated interior  
Open plan configuration with kitchen, dining and living room  
Private off-street parking for numerous vehicles  
Good-sized rear garden backing onto fields  
Planning permission to further develop



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £650,000**

Approximately 1,790 sq.ft.

‘Set within a mature good-sized plot in the peaceful village of Upper Minety, this detached bungalow is deceptively spacious with an attic conversion’



## The Property

Southmead is a deceptively large detached family sized bungalow that has been thoroughly renovated to a high standard by the current owners. The property occupies a good-sized mature plot backing onto fields located in the peaceful and unspoilt rural village of Upper Minety. The spacious and light accommodation is arranged over two floors incorporating an attic conversion. The ground floor has been reconfigured to flow from room to room comprising an impressive fashionable open plan kitchen to the dining room and continuing to the living room with a wood burner. There are three double bedrooms on the ground floor and a family bathroom with separate shower and bath. The principal bedroom is located on the first floor with en-suite, a study area off the landing and a large attic for storage.

The property lends itself for further

development. Planning permission (PL/2023/07528) has been newly granted for a 2-storey extension to substantially enlarge the property and fully redevelop the bungalow into a 5 bedroom dormer windowed house. Additionally, existing planning permission is valid until January 2024 to construct a timber framed garage.

A timber gate opens to the large gravelled driveway providing generous private parking for numerous vehicles. To the rear of the property there is a large, attractive garden mainly laid to lawn with mature trees and a delightful garden room to enjoy.

## Situation

Upper Minety is a popular and well located village, quietly situated between the attractive market towns of Cirencester and Malmesbury, with good access to Swindon and junctions 15, 16 and 17 of the M4

motorway. The village has a parish church whilst the neighbouring village of Minety is only 1 mile away with 2 pubs, a community shop and primary school. There are further primary schools, shops and pubs/restaurants in the neighbouring villages of Crudwell, Oaksey, and Ashton Keynes, which includes the award-winning Potting Shed at Crudwell. The village is also well situated for the Cotswold Water Park. More comprehensive shopping is available at Malmesbury and Cirencester. School bus services to both the primary school and Malmesbury secondary school are available from immediately outside the property. There are main line rail services to London Paddington from Swindon, or locally from Kemble station which is only a short drive away.

## Tenure & Services

The property is Freehold with oil-fired

central heating, mains drainage, water and electricity. Gigaclear broadband is available and there are some mobile phone coverage limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band E.

## Directions

From Malmesbury, take the B4040 towards Minety and after 5 miles take the left hand turn signed posted towards Upper Minety onto Dog Trap Lane. At the end of the lane turn left into the village. Pass the T-junction and locate the property shortly after on the right hand side.

Postcode SN16 9PR

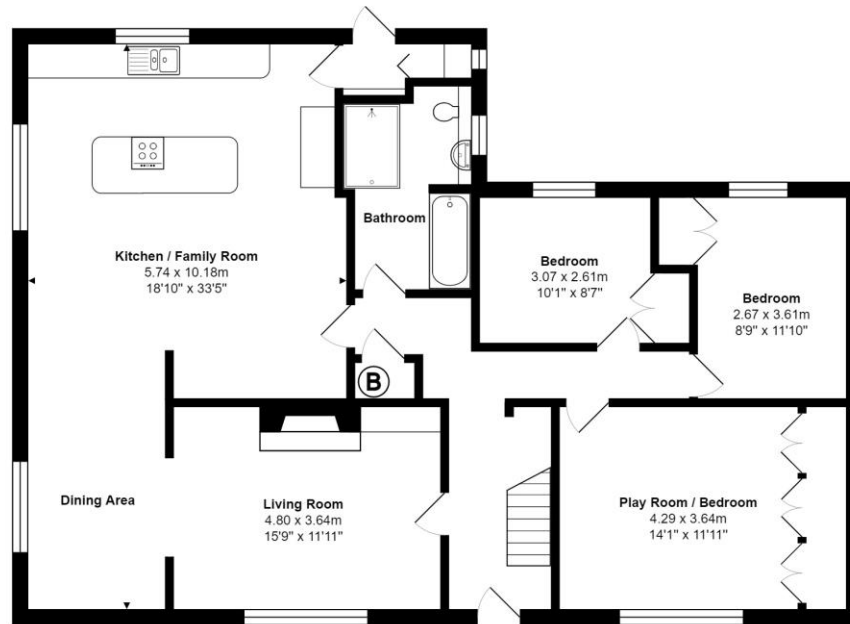
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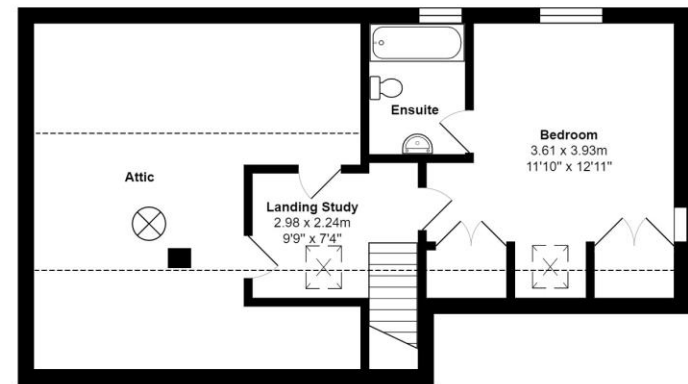




| Energy Efficiency Rating                    |           | Current                    | Potential |
|---|-----------|----------------------------|-----------|
| Very energy efficient – lower running costs |           |                            |           |
| A   | (92 plus) |                            |           |
| B   | (81-91)   |                            |           |
| C   | (69-80)   |                            | 73        |
| D   | (55-68)   | 58                         |           |
| E   | (39-54)   |                            |           |
| F   | (21-38)   |                            |           |
| G   | (1-20)    |                            |           |
| Not energy efficient – higher running costs |           |                            |           |
| England & Wales                             |           | EU Directive<br>2002/91/EC |           |



Ground Floor



First Floor

Total Area: 166.3 m<sup>2</sup> ... 1790 ft<sup>2</sup> (excluding attic)

All measurements are approximate and for display purposes only

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