Minety House

Minety, Malmesbury, Wiltshire

STRUTT &PARKER

BNP PARIBAS GROUP

A significant rural property combining generous accommodation, ancillary buildings and paddocks in an attractive village setting.

A distinguished and substantial village house offering extensive accommodation, set within generous grounds in a sought-after Wiltshire village.

- 4 RECEPTION ROOMS
- 6 BEDROOMS
- 4 BATHROOMS
- PADDOCKS AND STABLING
- 19.22 ACRES
- FREEHOLD
- RURAL
- 8,315 SQ FT
- GUIDE PRICE £2,750,000

The property

Minety House is a substantial and well-arranged country residence, offering extensive and flexible accommodation across the principal house, a separate cottage and a range of outbuildings. The property provides a combination of traditional character and practical living space, well suited to family life, multi-generational occupation or those seeking a property with ancillary accommodation and facilities.

The main house is approached via an entrance hall which leads to the principal ground floor accommodation. The reception space is well balanced, including a sitting room and a separate dining room, both of good proportion and suited to formal and informal use.

The kitchen/breakfast/sitting room forms the central hub of the house, providing a spacious and sociable environment for day-to-day living, supported by a pantry and utility room. A study and garden room offer further versatility, whether for home working or additional reception space.

The first floor provides well-configured bedroom accommodation, including a principal bedroom with dressing room. A number of further bedrooms are arranged across the floor, served by bath and shower room facilities, offering flexibility for family and guests.

In addition to the main house, the property benefits from a separate cottage arranged over two floors. This provides a kitchen and sitting/dining room on the ground floor, with bedrooms and bathroom accommodation above, making it suitable for guest use, staff accommodation or secondary income, subject to the necessary consents.

A notable feature of the property is the extensive range of outbuildings, which include stables, stores and ancillary rooms. There is also a pool house with associated plant areas and a swimming pool. These buildings offer considerable flexibility for a variety of uses, including equestrian or general amenity purposes.

Outside

Minety House is set within established gardens and grounds which provide a high degree of privacy and a pleasant outlook. The gardens surrounding the house are principally laid to lawn, interspersed with mature trees, shrubs and planting.

Beyond the formal gardens are paddocks, offering potential for equestrian or smallholding use. The combination of gardens, grounds and pasture creates a well-rounded and attractive setting.

In all, the property extends to about 19.22 acres.

Location

Minety is a well-regarded village situated between Malmesbury and Cirencester, offering a range of local amenities including a village shop, primary school and community facilities.

The nearby market town of Malmesbury provides a broader range of everyday amenities, while Cirencester offers an extensive selection of shops, restaurants and services. Tetbury is also within easy reach.

Transport connections are convenient, with rail services available from Kemble to London Paddington, and access to the M4 motorway providing routes to London, Bristol and the wider motorway network.

Distances

- Kemble 6 miles (direct to London Paddington)
- Swindon 15 miles

Nearby Stations

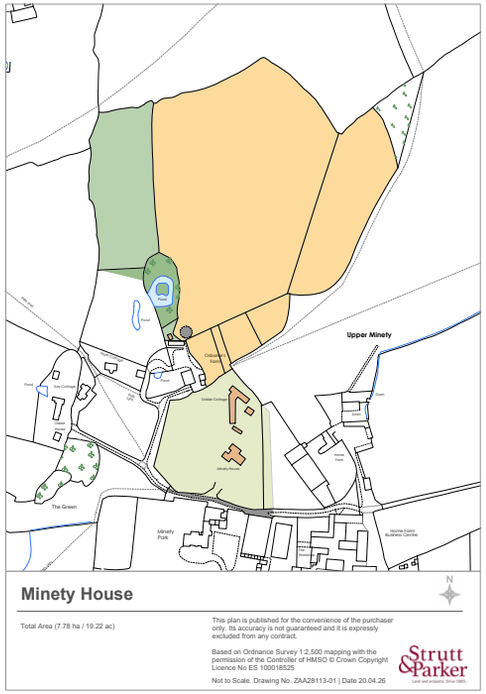
- Cotswold Water Park – sailing, walking and leisure pursuits (6 miles)
- Westonbirt Arboretum – renowned arboretum and seasonal events (7 miles)

Key Locations

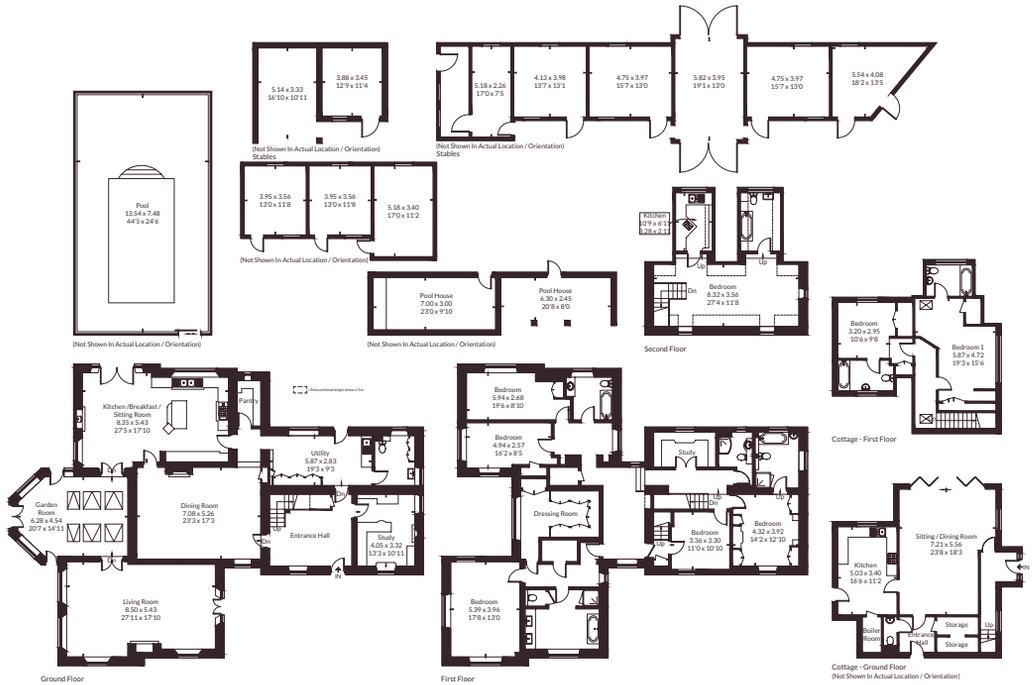
- Malmesbury 5 miles
- Tetbury 6 miles
- Cirencester 9 miles
- Swindon 15 miles

Nearby Schools

- Minety PreSchool & CofE Primary School 1 mile
- Oaksey Church of England Primary School 3 miles
- Malmesbury School 5 miles
- Westonbirt School 7 miles
- Cheltenham College 22 miles



Approximate Floor Area = 475.6 sq m / 5119 sq ft
Outbuildings = 429.8 sq m / 4626 sq ft
Total = 905.4 sq m / 9745 sq ft
(Excluding Open Space)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106965

Floorplans

Main House internal area 9745 sq ft (905.4 sq m)
For identification purposes only.

General

Council Tax Band: H

EPC: E

Services: Mains drainage, water, electricity, oil fired central heating

Local Authority: Wiltshire Council

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Viewings: Strictly by appointment

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