

Glebe House
Minety, Malmesbury, Wiltshire



Strutt
& Parker

Land and property. Since 1885.



**4,073 sq ft (378.5 sq m) | Freehold
4 bedrooms | 3 reception rooms
Detached double garage | 1 bedroom annexe**

Guide price £1,250,000

A handsome period home combining generous living space with mature gardens in a well-regarded village setting.

Property Description

Glebe House is an attractive and well-proportioned village residence, offering spacious and versatile accommodation arranged over two floors. The property combines traditional character with practical living space, creating a comfortable family home suited to both everyday use and entertaining.

The house is approached via a welcoming entrance, leading into a central hallway which provides access to the principal ground floor rooms. The reception space is well arranged, with a series of rooms offering flexibility depending on individual requirements.

A principal sitting room provides a comfortable and inviting space, benefiting from good natural light and views over the garden. A separate dining room offers a more formal setting for entertaining, while an additional reception room provides further flexibility, ideal as a family room, study or playroom.

The kitchen/breakfast room forms the heart of the house, offering ample space for informal dining and day-to-day living. The layout allows for a natural flow between the kitchen and adjoining spaces, making it particularly suited to family life. A utility room and ancillary areas provide additional storage and practicality.

The first floor provides well-balanced bedroom accommodation, including a principal bedroom with en suite facilities. Further bedrooms are served by family bathrooms, offering flexibility for family living or guest accommodation.



Gardens and Grounds

Glebe House is set within established gardens which provide both privacy and a pleasant outlook. The grounds are predominantly laid to lawn, complemented by mature trees, shrubs and well-defined borders.

The gardens offer a combination of open space and more sheltered areas, ideal for outdoor dining, relaxation and recreation. The overall setting enhances the sense of privacy while remaining within a village environment.

Parking is available, and the property benefits from a well-defined approach.

Situation

Glebe House is situated within the village of Minety, a well-regarded and active community with a village shop, primary school and local amenities.

The nearby towns of Malmesbury and Tetbury provide a wider range of shops, restaurants and services, while Cirencester offers a comprehensive selection of amenities.

Transport links are good, with rail services from Kemble providing direct access to London Paddington, and convenient road connections via the M4.

The area is well served by a range of highly regarded state and independent schools. Minety itself has a popular primary school, while further state options can be found in Malmesbury and the surrounding towns. The area is also renowned for its excellent private schooling, including Westonbirt School, Beaudesert Park School, St Mary's Calne and Marlborough College, all within convenient reach.

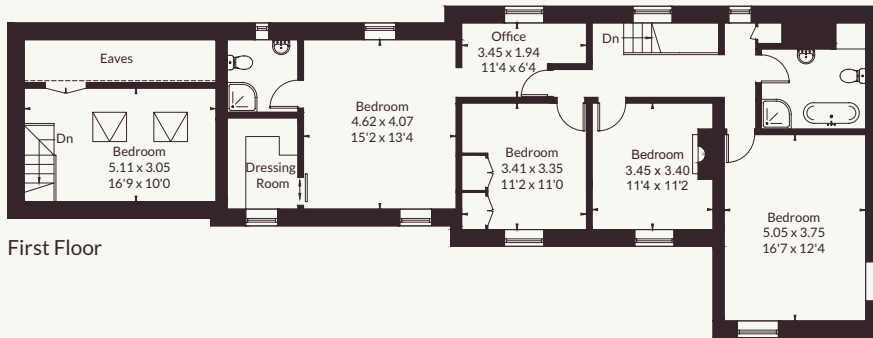
Postcode region: SN16

General

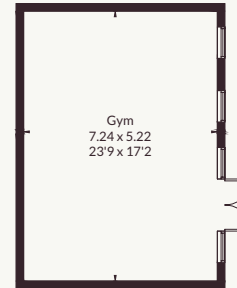
Local Authority: Wiltshire Council
Services: Private Drainage (which we understand is compliant with current regulations). Mains Water & Electricity.
Council Tax: Band G
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Viewings: Strictly by appointment



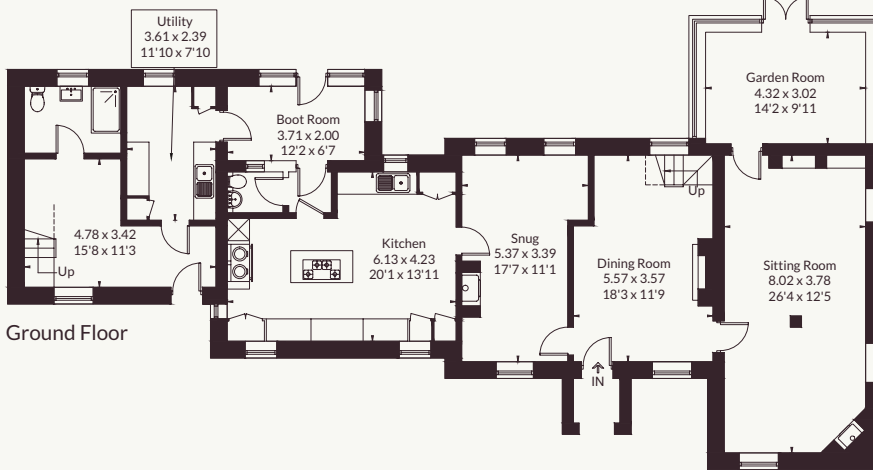
Approximate Floor Area = 272.7 sq m / 2935 sq ft
 Outbuildings = 105.8 sq m / 1138 sq ft
 Total = 378.5 sq m / 4073 sq ft



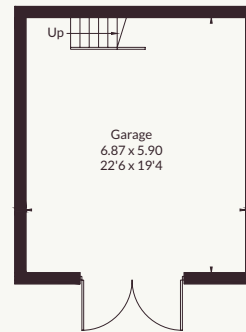
First Floor



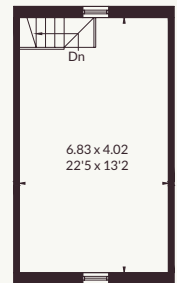
(Not Shown In Actual Location / Orientation)



Ground Floor



Garage - Ground Floor
(Not Shown In Actual Location / Orientation)



Garage - First Floor



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 #106964

Strutt & Parker Cirencester

15 Dyer Street, Cirencester, GL7 2PP

01285 653101 | cirencester@struttandparker.com



@struttandparker

struttandparker.com

Strutt & Parker

Land and property. Since 1885.

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Template by Fourwalls. Photographs taken April 2026. Particulars prepared April 2026.