



MOORE ALLEN
& INNOCENT

PANFIELD
HORNBURY HILL,
MINETY,
MALMESBURY
WILTSHIRE
SN16 9QH

Detached four-bedroom family home occupying a peaceful, tucked-away position within this peaceful village, offering approximately 1,878 sq.ft of versatile accommodation including a double garage and workshop, now requiring light modernisation and offering excellent long-term potential.

Set within beautifully established and mature gardens with a sunny southerly aspect, the property enjoys a tranquil setting with generous parking, extensive outdoor space and excellent access to Minety's village amenities and nearby transport links.

- Beautiful Gardens
- Detached
- Four Double Bedrooms
- Double Garage
- Workshop
- Utility
- No Onward Chain

GUIDE PRICE

£650,000



A detached four-bedroom family home occupying a beautiful tucked away position, set back from the main street within this highly regarded village setting. Offering generous and versatile accommodation extending to approximately 1,878 sq.ft including the double garage and workshop, the property has been cherished by the current owners for many years and now presents an exciting opportunity for a purchaser to undertake light modernisation and create a superb long-term family home with a fabulous outside space.

The accommodation is well balanced across two floors and briefly comprises an entrance hall, cloakroom/WC, spacious sitting room with attractive proportions and dual aspect outlook, separate dining room and a fitted kitchen/breakfast room with adjoining utility room and pantry. The ground floor further benefits from internal access through to a useful lobby area, workshop and substantial double garage.

To the first floor are four well-proportioned bedrooms together with a family bathroom and pleasant landing space, with the principal bedrooms enjoying lovely views over the surrounding gardens and greenery beyond.

One of the standout features of Panfield is undoubtedly the delightful mature gardens and overall setting. The property sits within established grounds which have clearly been lovingly maintained over many years, creating a wonderful tranquil environment rich in wildlife and seasonal colour. Predominantly laid to lawn, the southerly

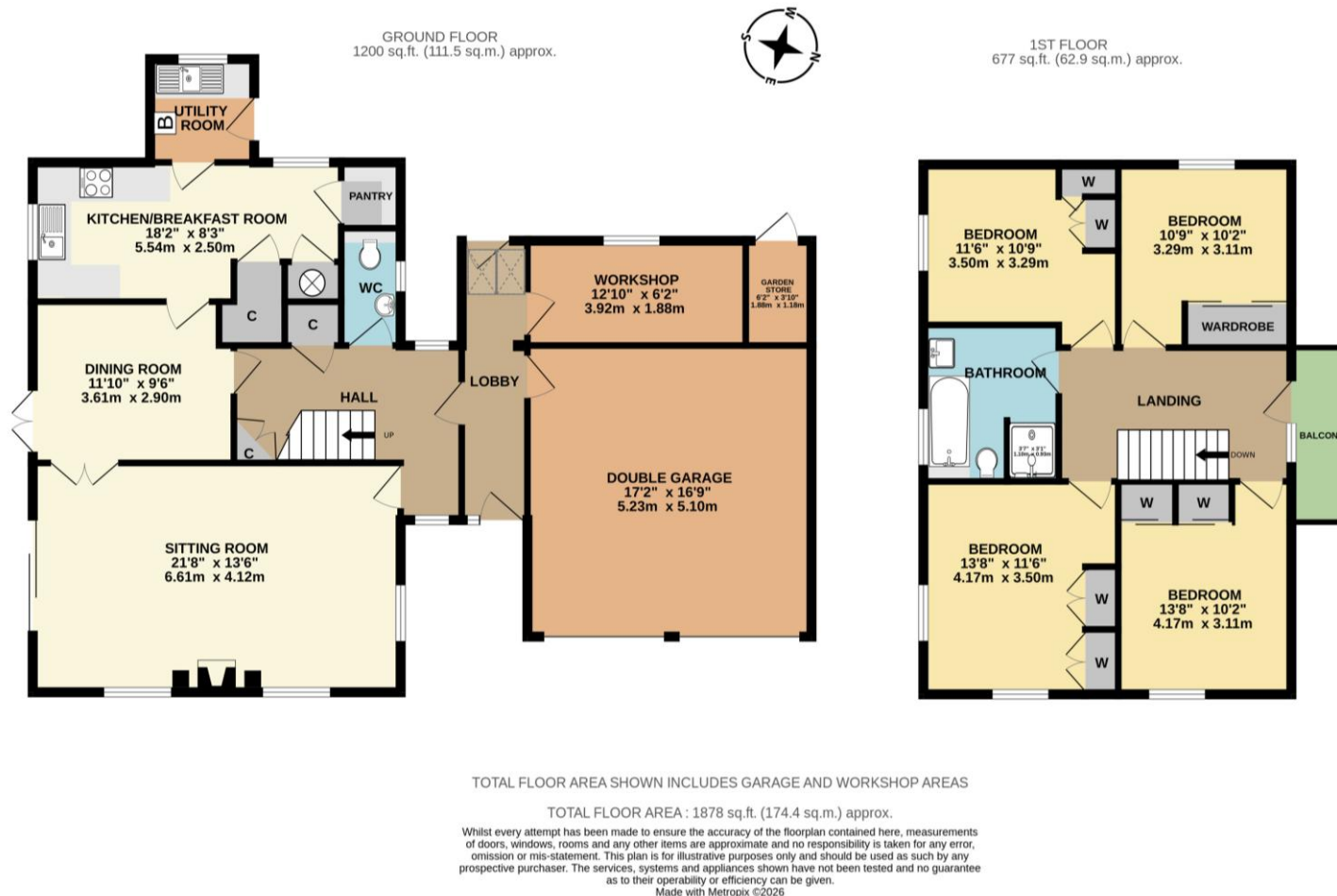
facing rear garden enjoys excellent levels of sunshine throughout the day and is interspersed with mature shrubs, established trees and a charming pond.

The garden has been thoughtfully sectioned to provide a variety of spaces to enjoy, including a greenhouse and garden shed positioned towards the rear boundary, whilst the generous area behind the garage almost creates an additional garden in itself, offering excellent potential for further landscaping, vegetable growing or simply additional recreational space.

Approached via a gravelled frontage providing ample off-road parking, the detached double garage further enhances the practicality of this appealing village home.

Minety is a well-regarded North Wiltshire village offering an active community, village hall, public house and primary school, whilst more comprehensive amenities can be found nearby in Malmesbury, Cirencester and Swindon. Excellent road and rail connections are available via the A419 and Kemble Station providing direct services to London Paddington.

The property is subject to a grant of probate which was applied for in the last week of May 2026.



GENERAL INFORMATION

Services: We understand that mains water, electricity and drainage are connected to the property. Oil fired central heating radiators.

OUTGOINGS:

EPC 'D' (62)

OUTGOINGS: The property has been placed in Band 'F' for Council Tax purposes; charges approx. 2026/27 £3,143.92

LOCAL AUTHORITY: Wiltshire County Council

TENURE: Freehold, offering vacant possession upon completion.

Broadband & Mobile signal checker via: www.ofcom.org.uk



33 Castle Street, Cirencester, Gloucestershire, GL7 1QD

01285 648100 cirencester@mooreallen.co.uk

