



## COWBRIDGE FARM

Swindon Road, Malmesbury, Wiltshire SN16 9LZ



NEWLY BUILT, IN JULY 2021, FARMHOUSE WITH  
SECONDARY ACCOMMODATION, STABLES, NATURAL  
SWIMMING POOL, EXTENSIVE BARNS AND GARAGING  
ALL OVERLOOKING PRIVATE GROUNDS.  
IN ALL ABOUT 22.84 ACRES.

   EPC  
5-6 5-6 6-7 B

**Main House: 444 sq m / 4,779 sq ft**

Entrance hall | Two sitting rooms | Dining room | Kitchen/breakfast room | Utility room | Office | Covered outside entertaining area  
Principal bedroom with en suite bathroom, terrace and dressing area | Four further bedrooms with en suite WC and wet rooms  
Cinema/family room

**Annexe: 132 sq m / 1,420 sq ft**

Kitchen/sitting/dining room | Bedroom | Bathroom | Attached storage

**Outbuildings: 474 sq m / 5,102 sq ft**

Stables | Garaging | Car ports | Workshops | Storage barns

Paddocks | Natural Swimming Pool | Orchard | River meadows | In all about 22.84 acres

**Guide Price £2,950,000**

## SITUATION

Steeped in history, Malmesbury is England's oldest borough, renowned for its magnificent Abbey and vibrant community. The town offers an excellent selection of everyday facilities, including Waitrose, Aldi, and various independent shops, pubs, and restaurants, and is within walking and cycling distance of Cowbridge Farm.

Local centres such as Tetbury, Cirencester, and Chippenham are close by. The cultural hubs of Bath and Bristol offer an array of specialist shopping, dining, and entertainment options.

**Schools:** The area is well-regarded for its excellent educational facilities, including private schools such as Westonbirt, Beaudesert Park, Stonar School, St Mary's Calne, and Marlborough College, as well as top-rated schools in Bath and Cheltenham. Malmesbury School itself is rated 'Outstanding' by Ofsted.

**Motorway:** Easily accessible to both Junctions 16 and 17 of the M4 and links to the M5.

**Rail:** Mainline train services from Chippenham, Kemble, and Swindon (London from 50 minutes).

**Horses:** Racing at Cheltenham, Newbury and Bath. Polo at Cirencester Park and Westonbirt. Hunting with the Duke of Beaufort and VWH. Eventing at Badminton, Gatcombe and Dauntsey.

**Golf:** Castle Combe, Chippenham, Bowood, and Westonbirt golf courses.

**Sailing:** The Cotswold Water Park.

**Walks:** For those who enjoy exploring the countryside, nearby attractions include the National Arboretum at Westonbirt, National Trust properties at Lacock and Dyrham Park, the historic Bowood House, and the picturesque village of Castle Combe.

**Distances:** M4 (J17) 6 miles | Tetbury 6 miles | Kemble Mainline Railway Station 9 miles (Paddington from 70 minutes) | Chippenham 10 miles (Paddington from 70 minutes) | Swindon 12 miles (Paddington from 50 minutes) | Bath 26 miles | Bristol centre 30 miles. (all times and mileages are approximate).





## THE PROPERTY

The property is a recently (July 2021) constructed country house on the edge of Malmesbury overlooking its own land. There is secondary accommodation and extensive, versatile outbuildings. The house was built to a very high standard throughout in 2021 by the current owners.

Cowbridge Farm is ideal for modern living, with spacious reception rooms, a large kitchen-dining area, and indoor and covered outdoor reception areas. The striking red brick and timber-framed house has five reception rooms and five bedroom suites over two floors, comprising over 4,700 sq ft, ideal for family living and entertaining.

Features include underfloor heating, extensive insulation, exposed beams, log burners, a large utility room, a secondary staircase, a balcony, an adaptable cinema room, and a terrace overlooking the landscaped gardens and grounds.

## SUSTAINABILITY

The property was designed from the ground up to provide a modern, spacious home, and despite its size it is relatively inexpensive to run. A three-phase Ground Source heat pump extracts heat, from 3.5km of pipework sunk into a field is powered by Solar Panels with battery support, to provide exceptionally low running costs despite the magnificent scale of the property. The EPC is an impressive grade B. In addition, there is a fast EV charging point, Wi-Fi mesh, ethernet, and a Sonos system wired in to provide an up-to-date smart home.





## THE ANNEXE BARN

A short walk from the main house is a one bedroom annexe/barn conversion. Ideal for dependent relatives, staff or letting. There is scope to extend this into the storage barn beyond the bedroom.

## OUTBUILDINGS

Extensive outbuildings are beyond the Annexe and situated around a spacious yard area with ample parking and turning room. Currently providing five stables, a workshop, a party barn, carports, and an agricultural and forage storage barn, with a three-phase electricity supply too.



## GARDENS & GROUNDS

Externally, there are approximately 22 acres of land, divided into two paddocks and a river meadow. The land is predominantly permanent pasture and is all well fenced and maintained. It has previously been used for the grazing of ponies and Dexter cattle. The meadow has river frontage on the River Avon, and all sporting and fishing rights are included in the sale.

There is also a 16mx6m 2.5m deep Natural Swimming pool along with a large wood fired hot tub with ground source pre-heating. A covered outdoor kitchen area with a wood fire Pizza Oven, BBQ, sink and built in Patio heaters.

In all about 22.84 acres.





# PROPERTY INFORMATION

**Tenure:** Freehold

**Rights of Way:** The early part of the owned drive proves access to third parties. A footpath runs up the drive, but not near the main house – see sale plan.

**Services:** Mains electricity and water. Private drainage (2006 treatment plant). Ground source heat pumps. Fibre broadband. Solar PV installed (2022) with Battery Storage. Fast EV charger.

**Local authority:** Wiltshire County Council

**Council Tax Band:** G and A

**EPC:** B

**Directions:**

W3W ///herds.dollar.treetop

**Cowbridge Farm,  
Malmesbury, Wiltshire**

Gross Internal Area (Approx.)

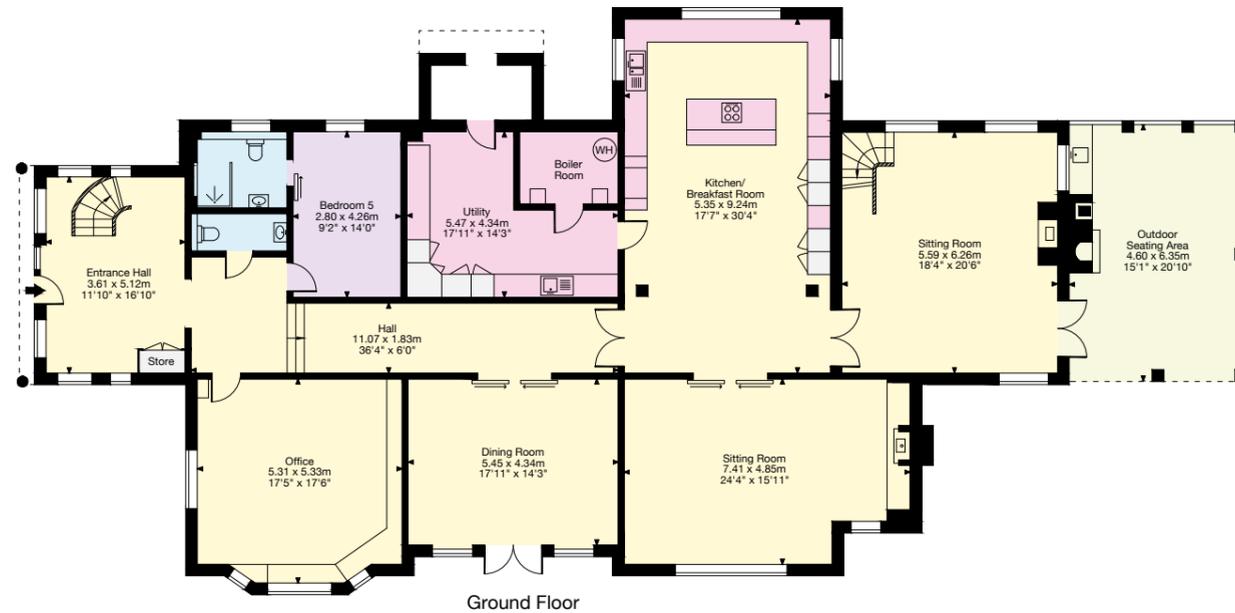
Main House = 444 sq m / 4,779 sq ft

Annexe = 132 sq m / 1,420 sq ft

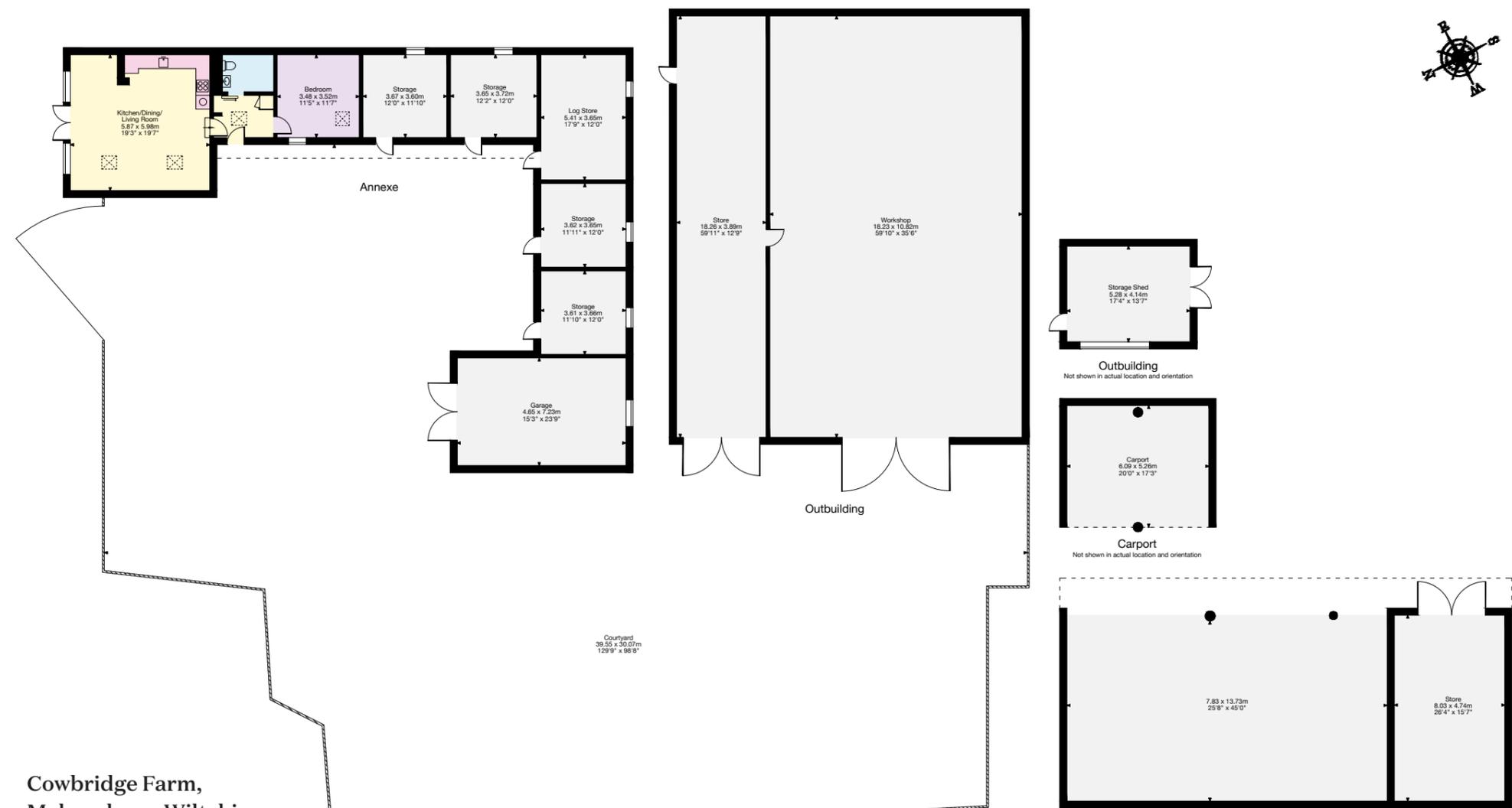
Garage = 33 sq m / 355 sq ft

Outbuildings = 474 sq m / 5,102 sq ft (including carport)

**Total Area = 1,083 sq m / 11,656 sq ft**



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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