

Old Coach House, Rodbourne, Malmesbury, Wiltshire



The Old Coach House is a conveniently located country home with ancillary accommodation, a private garden and far-reaching country views in a desirable North Wiltshire location.

Summary of accommodation

The Old Coach House

Ground Floor Reception hall | Kitchen/dining room
Sitting room | Snug | Office | Utility/shower room
Second kitchen | Bedroom with en suite shower room

First Floor 3 bedrooms, one with en-suite shower room
and one with dressing room and further shower room

Annexe

Open plan living/studio area | Bath and shower room
Separate kitchen/dining area

Outside

Terraces | Wooded area | Parking | Lawn | Green house

In all about 0.5 acre

Distances

Malmesbury 2 miles, Chippenham 8 miles (London Paddington 70 minutes) Bath 23 miles, Bristol 26 miles
Cirencester 16 miles, M4 (Junction 17) 5 miles
(All distances and times approximate).



Cirencester
One Market Place
Cirencester
GL7 2PE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

Rupert Sturgis
01285 882001
rupert.sturgis@knightfrank.com

Situation

The Old Coach House is situated on the edge of Rodbourne, a charming elevated North Wiltshire hamlet in the southern Cotswolds on the outskirts of the market town of Malmesbury. The neighbouring village of Great Somerford has a village shop, pub, school, while locally there are further village schools and a number of popular pubs and restaurants as well as active village clubs. The local historic town of Malmesbury (2 miles) has a Waitrose and Aldi, doctor's surgery and shops for everyday needs. Chippenham and Kemble stations have train line services (Paddington c. 70 mins) and a few miles to the south J17 M4 provides access to Bristol, Bath and Swindon. Sporting opportunities include horse racing at Bath and Cheltenham, motor sport at Castle Combe, golf courses at Bowood, Castle Combe and Westonbirt, Malmesbury Cricket and Minety Rugby, with many excellent walks, cycling routes and bridleways locally.





The Old Coach House

The property was formerly the Coach House to Rodbourne House and believed to date back to 1840 and is not listed.

The accommodation is versatile and could easily be subdivided, if desired. Currently a reception hall leads to an open plan kitchen / dining room and in turn the naturally light sitting room with a home office beyond. There is also a secondary kitchen and snug/sitting room as well as a ground floor bedroom with en suite shower room. The property offers approximately 2,810 sq ft of well-proportioned and light living space.

On the first floor, accessed via two staircases are three further bedrooms, one with en-suite, one with a dressing room and a further shower room, all with wonderful views.





The Annexe

A close walk from the side of the main house is the Annexe, beautifully presented with a kitchen/dining area, bathroom with WC and shower and open plan living area with mezzanine.

Garden and Grounds

Outside, there are formal and informal garden areas. At the rear of the property, there is a large patio with raised beds and a wooded area. To the front of the main house, there is a full-length paved terrace, ideal for outdoor entertaining, sitting above a sloping lawn, and further gravel parking areas which are flanked by the boundary hedge with open countryside beyond. Between the annexe and the main house, there is also considerable gravel parking providing access to the rear of the main house.

The drive leads from the lane with a five-bar gate, and the property is set back from the road.

In all, about 0.5 acre.

Property information

Tenure: Freehold

Services: Mains water (metered), mains electricity and private drainage (shared with Rodbourne House in neighbours field). Oil fired central heating. Broadband is available.

Local authority: North Wiltshire District Council

Council Tax Band: G

Guide Price: £1,195,000

Directions (SN16 0ES)

From the M4 exit at Junction 17, take the exit signposted to Cirencester, northbound on the A429 towards Malmesbury. Continue past Hullavington and into Corston, take the first righthand turn into the village signposted Rodbourne. Follow the road through the village and at the T-junction turn left, signposted Malmesbury. Proceed down the hill and take the second drive on your left to the Old Coach House.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area

Main House: 261.1 sq m / 2,810 sq ft

Annexe: 54.5 sq m / 587 sq ft

Total: 315.6 sq m / 3,397 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated [April 2024]. Photographs and videos dated [April 2024].

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

