

Old Coach House, Rodbourne, Malmesbury, Wiltshire

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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).



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## 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:** £1,100,000

## Directions (SNI6 OES)

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.

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