

Old School

Rodbourne, Malmesbury, Wiltshire



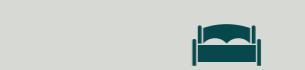


A charming former school and schoolhouse in an unspoilt hamlet within easy reach of national connections.

Malmesbury 2 miles, Chippenham 8 miles (London Paddington from 70 minutes, Bath 23 miles)

Bristol 26 miles, Cirencester 16 miles, M4 (Junction 1) 5 miles

(Distances are approximate)



4 2 3

Summary of accommodation

Old School

Ground floor: Sitting room/hall | Dining room | Study/Study | Kitchen/Breakfast room | Utility

First floor: Four bedrooms | Two family bathrooms

Outside

Garden | Parking | Double garage | Wood store | Bothy

In all, about 0.42 acres

Situation

Times and distances are approximate.

-  Great Somerford and Stanton St Quinton village shop/ store and post office Malmesbury for everyday needs.
-  The Somerford Arms, in Little Somerford, New Inn Startley, The Potting Shed and The Rectory in Crudwell.
-  Kemble - London Paddington from 70 mins. Chippenham - Bristol and Paddington
-  Kemble Airport.
-  Great Somerford and Seagry Primary School, Malmesbury and Chippenham secondary schools Beaudesert Park and Westonbirt School.
-  Excellent walking and cycling on the extensive network of footpaths, roads and bridleways across the region.
-  Cheltenham, Newbury and Bath. Eventing, polo and hunting in the locality.
-  Bowood, Oaksey, Castle Combe and Minchinhampton.
-  Cotswold Water Park.



Old School

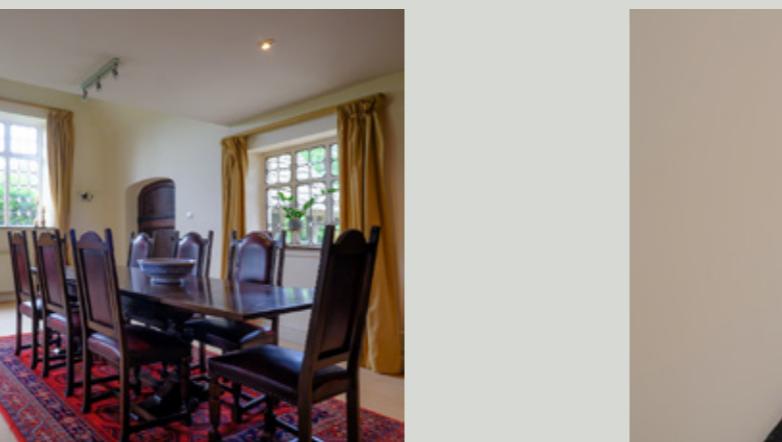
The property dates back to 1851 with late 19th-century alterations. The property is well maintained to current standards and is Grade II listed. It is located on the edge of the green, opposite the war memorial and church. The property has many historical features, including exciting oak carvings, herringbone brickwork, a bell tower, and leaded windows, to name a few.

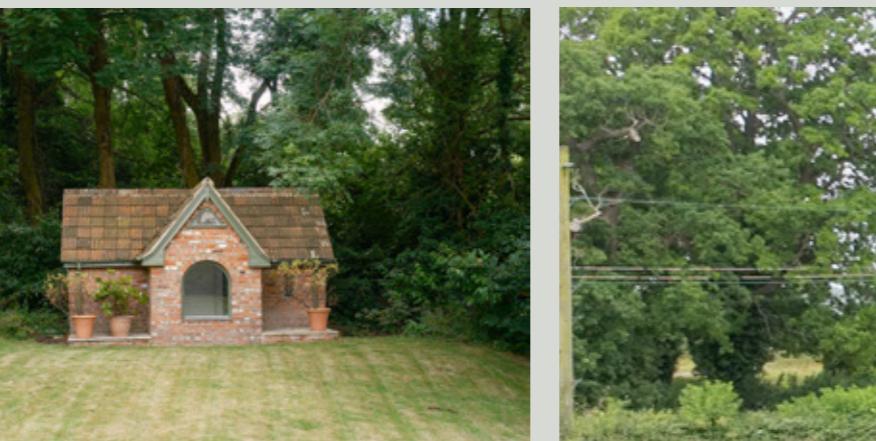
The Old School is ideal for family living and entertaining. The old school hall is a spacious sitting room with dining room at one end. The open plan kitchen/breakfast room is centred around an island and Aga, and the room has French doors to the private garden, direct access to the back kitchen and utility room, a side door and a cosy study accessed through an arched passage.

Upstairs, an open landing links the four bedrooms and two family bathrooms.

The house offers approximately 2,677 sq ft of living space and a 414 sq ft garage.

LIVING SPACE





Gardens

The property owns from land and verges through to the extensive gravelled parking in front of the old school, private lawns to the rear. Some magnificent oak trees flank the drive, and mature hedges and trees surround the gardens.

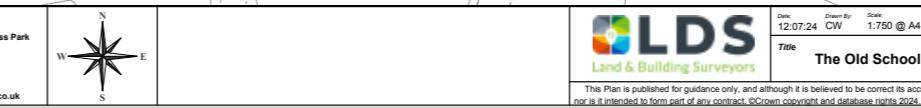
Beside the house is a double-length brick garage and a separate wood store.

Towards the bottom of the garden a charming red brick fly that would make a great home office or studio. In all, about 0.42 acres.

Approximate Gross Internal Floor Area
Main House: 247.8 sq m / 2,667 sq ft
Garage/Outbuilding: 38.5 sq m / 414 sq ft
Total: 286.3 sq m / 3,081 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.



Property Information

Service

Mains water and electricity. Private drainage.

Ultrafast fibre broadband is available. Oil fired hot water heating and heating.

Tenure

Freehold

Listed

Grade 1

Local Auth

Wiltshire District

Council Tax

Postcod

SN16 0E

What3words

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Guide Pr

£910,000

Viewing

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



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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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Particulars dated: July 2024. Photographs dated: July 2024. Capture Property 01225 667287.

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