



THE GREY HOUSE

Draycot Cerne, Chippenham, Wiltshire, SN15 5LD



A SPACIOUS PERIOD COUNTRY HOME ON THE
EDGE OF A PRETTY HAMLET, WITH PRIVATE
GARDENS, VERSATILE OUTBUILDINGS AND FIELDS.
IN ALL, ABOUT 6.16 ACRES.

   EPC
6 4 3 E

Tenure: Freehold

Restrictive Covenants: There are restrictive covenants regarding the use of the land. Further information is available through the vendor's agent.

Rights of Way: A bridlepath crosses the bottom field; please refer to the land plan.

Services: Mains water, electricity and drainage. Oil-fired central heating. Solar panels (installed 2023). Fibre broadband (FTTP).

Local authority: Wiltshire Council

Council Tax Band: H

Directions: What3Words: ///rates.recorders.insect

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

Offers in excess of: £1,600,000

SITUATION

The Grey House is situated on the edge of the picturesque hamlet of Draycot Cerne, in a peaceful location at the end of a no-through lane, surrounded by open countryside.

The neighbouring villages of Kington Langley, Sutton Benger and Stanton St Quintin are active parishes with popular pubs, village shops, a post office and a service station. The larger centres of Chippenham (3 miles) and Malmesbury (8 miles) offer an extensive range of shopping and recreational facilities in addition to those available in nearby Cirencester, Bath and Bristol.

The area is exceptionally well served for communications with easy access to the M4 motorway at Junction 17. There is direct access to Bath, Bristol, the M5, and London, with regular rail services running from Chippenham and Swindon stations to London Paddington, taking approximately 70 minutes and 60 minutes, respectively. In addition, Bristol and Heathrow Airports are both within easy reach.

The house is well located for sporting opportunities, including golf at Castle Coombe and polo at Cirencester and Westonbirt, motor racing at Castle Coombe, hunting with The Duke of Beaufort's hounds, rugby at Bath and Chippenham, and water sports at the Cotswold Water Park.

Education in the area is first class, with popular private and public schools; notable mentions include St Mary's Calne, Marlborough College, The Royal High School and Kingswood School.

Distances: M4 (J17) 2 miles, Chippenham 3 miles (London Paddington 70 minutes, Malmesbury 8 miles, Swindon 19 miles (London Paddington from 65 minutes), Cirencester 19 miles, Bath 22 miles, Bristol 25 miles. (All times and distances are approximate).





THE PROPERTY

The Grey House is a spacious country home that has evolved, having been a school and cottages until 1903, and today offers spacious accommodation over three floors, ideal for modern family living and entertaining. The property dates to the late 18th century. The Grey House is not listed.

The front door leads to the reception hall and, in turn, to a sitting and dining room. At the end of the house is an open-plan, expansive kitchen/dining/living room. There is a second sitting room/study, WC, and utility room, as well as doors that open on to a west-facing garden terrace.

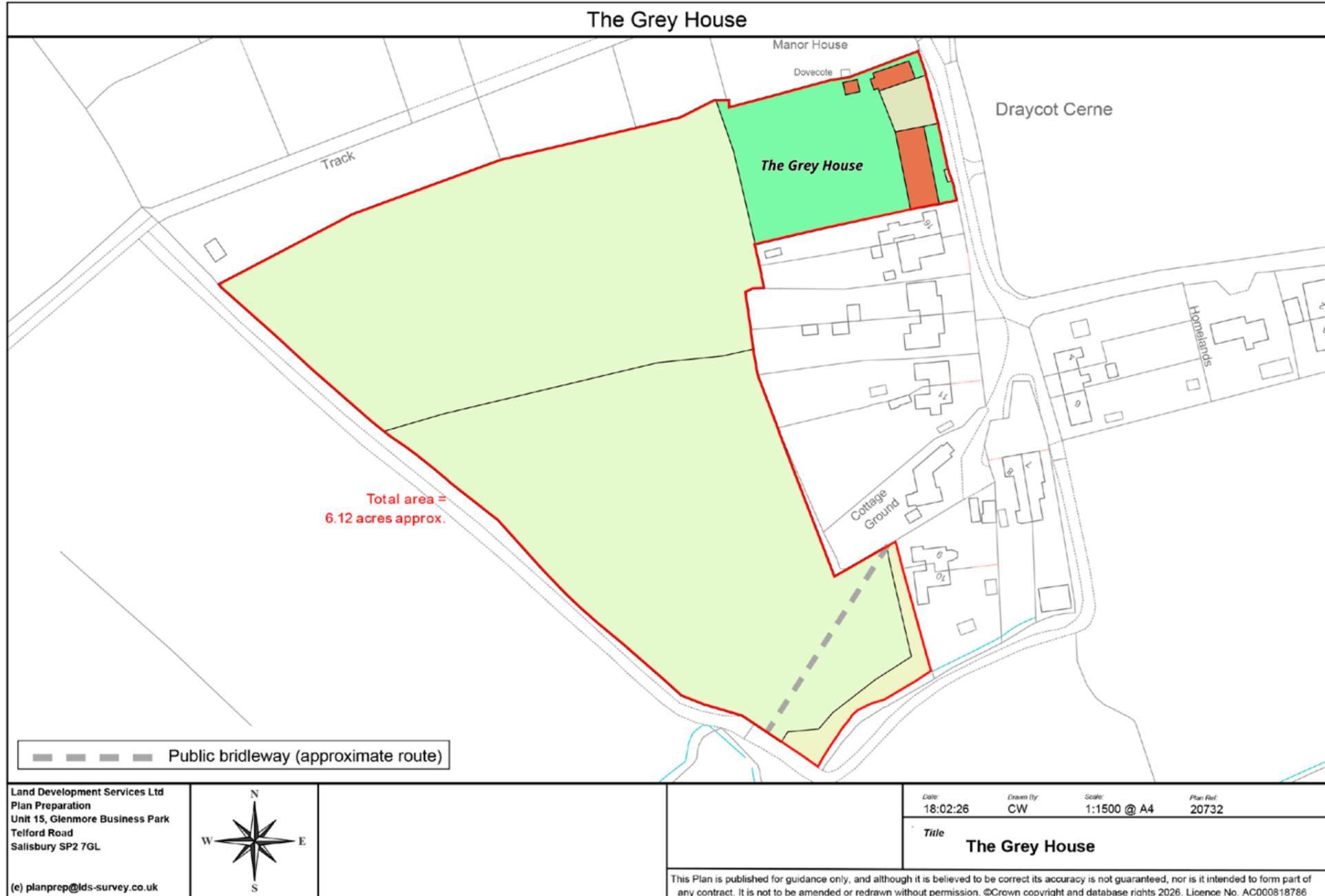
On the first floor, the spacious principal bedroom includes an en suite bath and shower room. There are three additional bedrooms and two family bathrooms. The second floor comprises three further bedrooms, one with independent access, a study, and a fourth shower room.

Beside the house, accessed from the no-through lane by a five-bar gate, is an extensive parking area and a useful range of outbuildings, including an oak framed barn, with two open parking bays, a closed garage, workshop and log store, and a detached stable block, providing excellent facilities for horses, pets, and the garden.

The property benefits from a solar panel and battery system (installed in 2023), ensuring minimal reliance on the grid (average consumption around 1000 kWh per year).







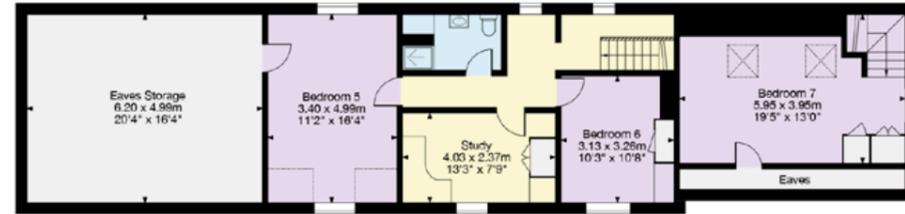
GARDENS AND GROUNDS

The beautifully maintained gardens and extensive grounds are predominantly to the rear of the house. The paved terrace leads to a landscaped garden with an expansive lawn and well-stocked borders - a perfect area for summer entertaining and al fresco dining.

The gated entrance opens on to a large driveway with ample parking. Beyond is a stable block and a hard track to the paddocks, about 5 acres. Within the garden is a greenhouse and a dog kennel.

Situated in an unspoilt hamlet and surrounded by gently undulating countryside, The Grey House offers a perfect balance of privacy and open space, while being conveniently close to local amenities and primary transport links.

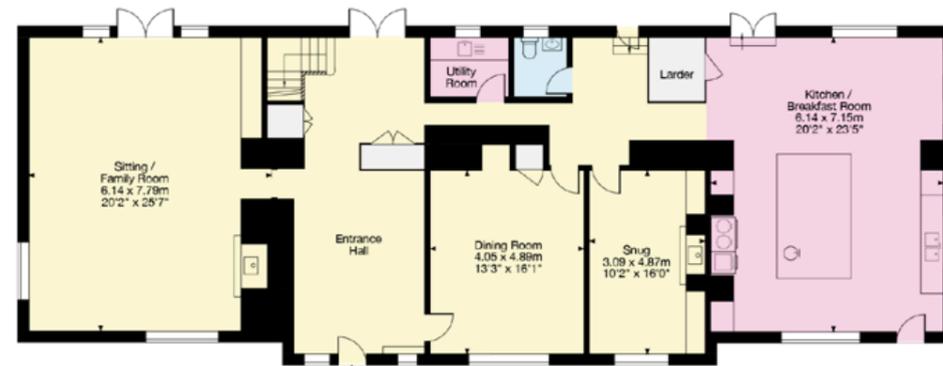




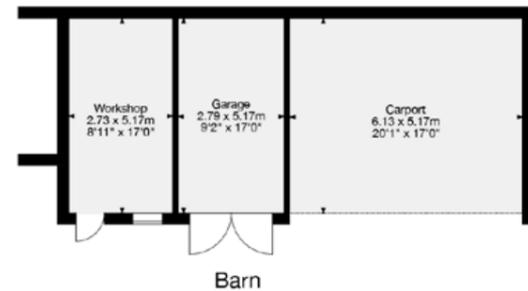
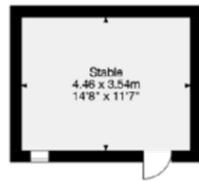
Second Floor



First Floor



Ground Floor
Main House



Barn

Approximate Gross Internal Area
Main House = 418 sq m / 4,507 sq ft
Garage = 29 sq m / 313 sq ft
Outbuildings = 16 sq m / 170 sq ft
Total Area = 463 sq m / 4,990 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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