

# PerryBishop

PROPERTY MADE PERSONAL



**Cherry Tree House**, 46 Malmesbury Road, Leigh, Wiltshire, SN6 6RH

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## Key Features



4

Bedrooms



2

Bathrooms



2

Receptions

- Detached family home
- Four bedrooms
- Set in circa 4 acres in a semi-rural location
- Stunning kitchen dining family room
- Two further reception areas
- Family bathroom & ground floor shower room
- Detached double garage, stables and hay barn
- EPC: TBC

## About the property

Since purchasing in 2018, the owners of Cherry Tree House have undertaken a significant programme of renovating, reconfiguring, and extending to create a stunning home, all sitting on circa 4 acres and further benefiting from garaging, stabling, and a barn. The property is situated on outskirts of the village of Leigh and within easy access of surround villages of Ashton Keynes and Minety as well as the market town of Cricklade.

The accommodation is arranged over two floors with the ground floor comprising entrance hall, boiler room with WC, utility room, shower room, reception hall/playroom, home office/sitting room and completed by a stunning and generous kitchen dining family room that opens out to the rear garden. The first floor provides four double bedrooms and a large (originally two) family bathroom.

Outside, the property is approached by a private drive with a pair of gates, one (electrically controlled) leading to the house with off-street parking and garaging and the other to the stables and barn, the stables are serviced with water and electricity. The land is divided to offer private gardens and paddock.

## Amenities

Leigh is a village in north Wiltshire, 1.5 miles (2.4 km) southeast of the village of Ashton Keynes and 2.5 miles (4.0 km) west of the small town of Cricklade. Both offer primary schools as well with Cricklade a good selection of other amenities.

There are good motorway links with the M4 and M5 via the A419, which also provides access to the local towns of Cirencester and Swindon. Railway stations are offered at Kemble and Swindon which both provide a service to London Paddington.

## Directions

Leave Cirencester and head towards Siddington continue through the village and towards Ashton Keynes, go past Ashton Keynes on the main road along the B4946 until you reach a crossroads with the traffic lights. Turn left towards Cricklade onto the B4040 and after a short distance, the property will be found on the left hand side.

## Services & Tenure

The tenure is Freehold. Mains water, septic tank, electricity and LPG gas are connected.

## Local Authority

Wiltshire Council

Council Tax Band: F



**Our reference**

CIR/SW/RN/01052024

**We'd love to hear from you**

2 Silver Street, Cirencester, Gloucestershire, GL7 2BL

T: 01285 655355

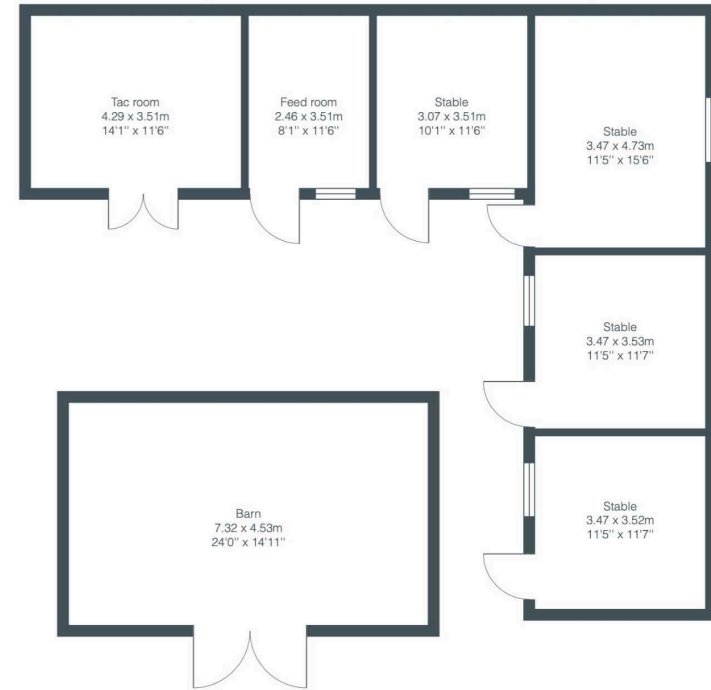
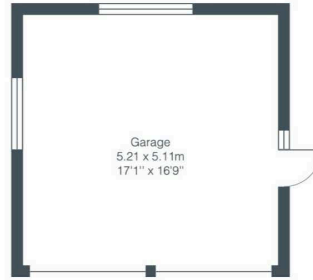
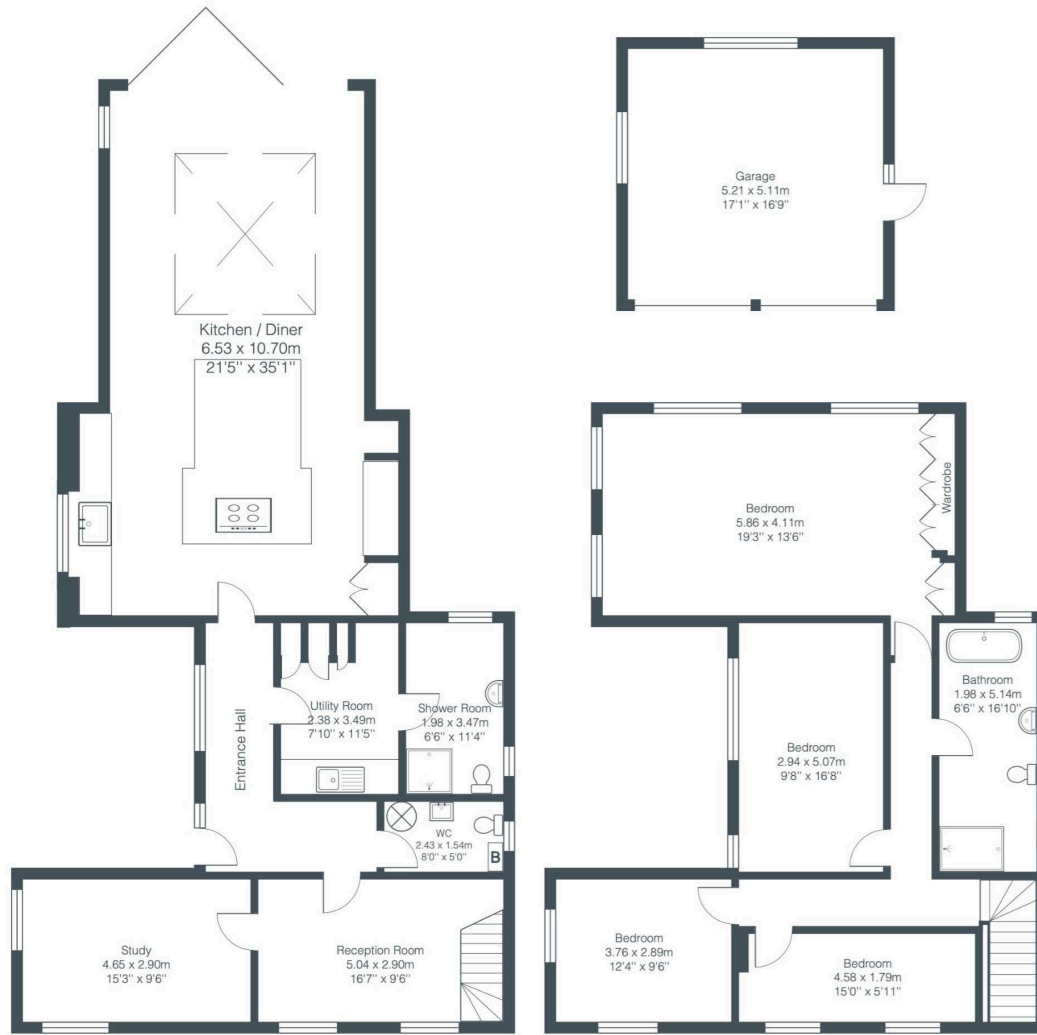
E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)











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Total Area: 212.6 m<sup>2</sup> ... 2288 ft<sup>2</sup> (excluding garage, tac room, feed room, stable, barn)

All measurements are approximate and for display purposes only.





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T: 01285 655355

E: [cirencester@perrybishop.co.uk](mailto:cirencester@perrybishop.co.uk)

[perrybishop.co.uk](https://www.perrybishop.co.uk)

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