

PerryBishop

PROPERTY MADE PERSONAL



Southleigh Farmhouse, Leigh, Nr Malmesbury, Wiltshire SN6 6RQ

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Key Features



4
Bedrooms



3
Bathrooms



3
Receptions

- Detached rural house
- In excess of five acres
- Two large reception rooms
- Impressive orangery room with lantern roof
- Planning for annexe / three bay garage
- Equestrian with considerable outbuildings
- All weather arena and exercise pen
- EPC: E

About the property

Southleigh Farmhouse is a mature detached family home located on the edge of the Cotswold Water Parks, well placed with easy access to Cirencester, Swindon or Malmesbury.

This is a semi-professional equestrian facility to run as a business or a domestic set-up for family riding, with convenience and security of being on site.

The house has been reconfigured and extended to now provide a well-balanced and comfortable home – approached via an impressive oak framed porch into a shaker style kitchen/dining room that is dual aspect and has a large utility/laundry room. There are two well balanced reception rooms providing sitting and family rooms, one of which has a large adjacent orangery with a feature lantern roof and lovely aspect. There is also a useful ground floor en suite bedroom.

At first floor level, the master bedroom is a large and spacious room with a semi vaulted ceiling and en suite shower room. There are two further bedrooms and a family bathroom.

Outside, the house is approached through a five bar gate, providing privacy and security, leading to a drive to the house and a further vehicular gate to a yard area, providing space for vehicles, lorries and turning. Southleigh Farmhouse has considerable outbuildings. There is a double garage and a large barn divided into loose boxes and tack facilities plus storage. There are further buildings plus a large floodlit all weather arena and an exercise pen.

The land extends in excess of five acres and are enclosed with additional paddock vehicular access.

Planning Permission

Consent is in place for the erection of a garage/workshop with home office above – footings/base are in place.

APPLICATION REFERENCE 21/02238/FUL (Demolition of existing garage/workshop and erection of a new garage/workshop with home office in roof space)

<https://development.wiltshire.gov.uk/pr/s/planning-application/a0i3z000014ex86/2102238ful>

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 km) west of the small town of Cricklade. Both offer primary schools as well, with Cricklade having 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

From Cirencester, proceed towards Ashton Keynes, do not turn into the village and continue towards Royal Wootton Bassett. At the traffic lights / crossroads, follow straight over and Southleigh Farmhouse will be on the left, being the first drive after a few hundred yards.

Services & Tenure

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

Local Authority

Wiltshire Council

Council Tax Band: E

Our reference

CIR/PB/RN/KF/26022024

We'd love to hear from you

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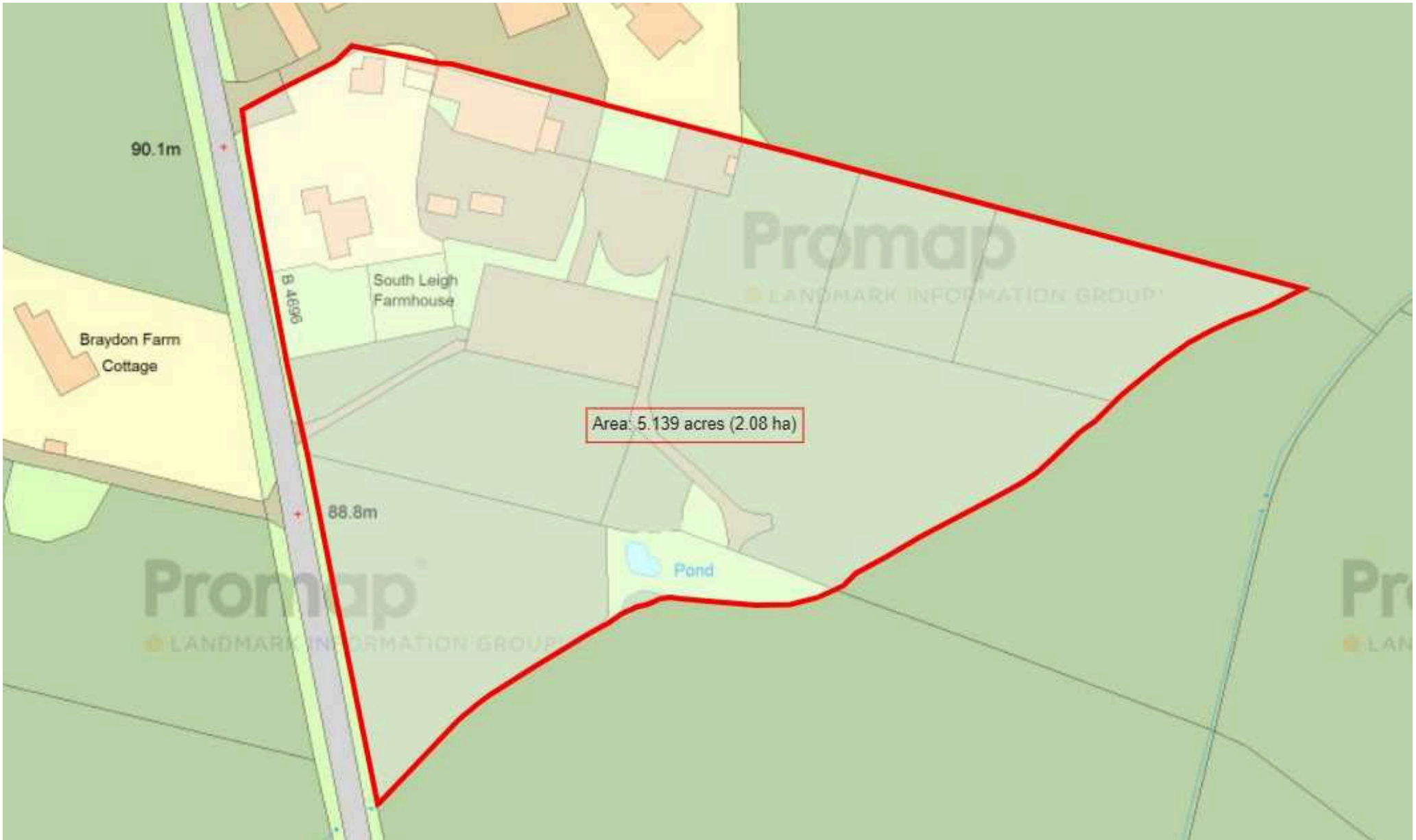


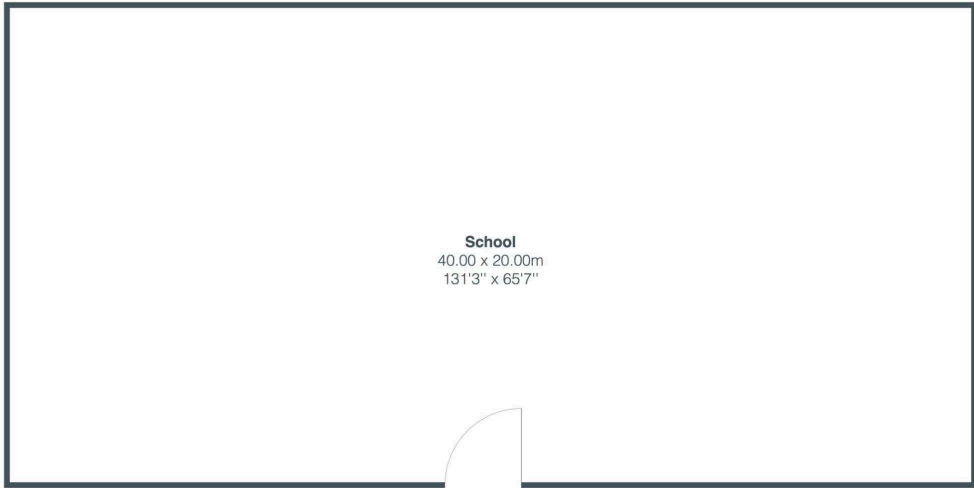
what the owner said

"The property allows us to live our dream of living with our horses and all our animals. The facilities are fabulous and have enhanced our equestrian dream. The property is a horse owner's dream property."



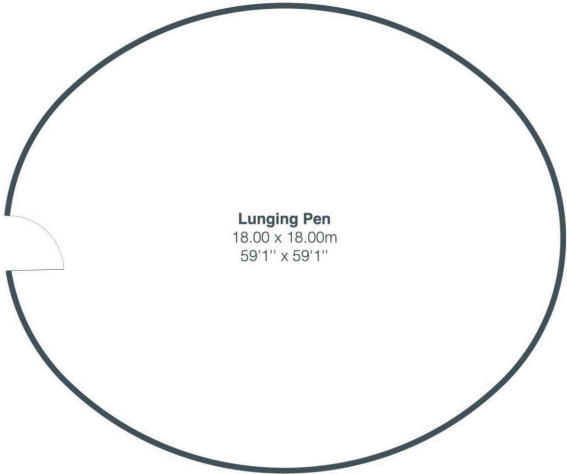
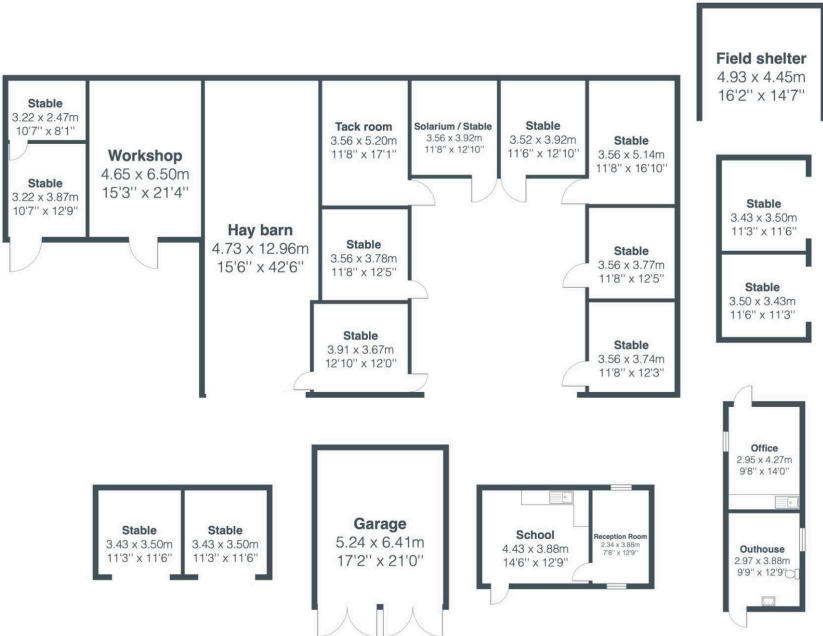


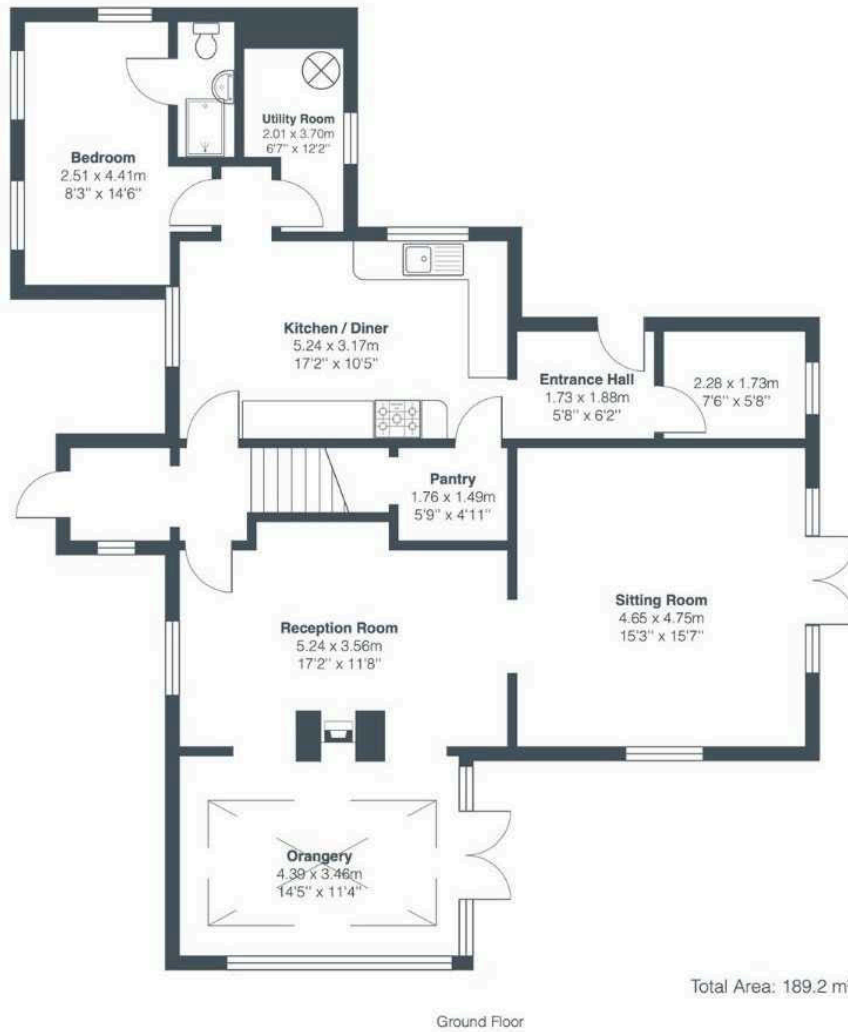




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Total Area: 189.2 m² ... 2036 ft² (excluding stable, paddock, school, reception room, outhouse, garage)

All measurements are approximate and for display purposes only

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ID Checks: Please advise that we charge an admin fee of £25.00 for each individual and £40.00 for a joint purchase when purchasing from us which is payable on a non-refundable basis at the start of the transaction.

Disclaimer: These particulars should not be relied upon as statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give, nor do we or our employees have the authority to make or give any representation or warranty in relation to this property. We would strongly recommend that all the information we provide about the property is verified by yourself on inspection. We have not carried out a survey nor have we tested any appliances, services or specific fittings at the property. We work with a number of partner companies that pay an average referral fee of £100.00. For specific information please contact your local branch.

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