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PROPERTY MADE PERSONAL



Off Braydon Road, Leigh, Wiltshire, SN6 6RQ

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Key Features



6
Bedrooms



4
Bathrooms



3
Receptions

- Detached family home with over 3,400 sq/ft of accommodation
- Set on around an acre of gardens and grounds
- Convenient for Cirencester, Malmesbury and Swindon
- Separate sitting, dining and drawing rooms
- Kitchen dining room and conservatory
- Patios, lawns, mature trees, herbaceous borders
- Gated gravel drive with ample parking & double garage
- Additional land may be available separately from adjacent farm.

About the property

Duchy Rag House is a substantial detached family home offering just over 3,400 sq ft of accommodation, the property combines the charm of a traditional farmhouse with the light, modern feel of sympathetic extensions. The property is set within approximately one acre of well tended gardens and grounds and situated for good access to Cirencester, Malmesbury and Swindon.

The original farmhouse has been extended to include a two-storey wing, creating beautifully proportioned living spaces that flow effortlessly throughout the ground floor. Upon entering the porch, a spacious entrance hall provides access to the rest of the house. The west side of the home features formal drawing and dining rooms, both opening onto sun terraces via French doors; perfect for alfresco entertaining. The drawing room also benefits from a log burner with a stone surround and a large bay window that floods the room with natural light. On the east side of the house, a second, more relaxed sitting room offers an open fireplace, ideal for everyday family life. A generous kitchen dining room opens to conservatory provides further views of the gardens and paddock, with direct access to the patio.

Two staircases provide access to the first floor. The original staircase leads to four bedrooms, including the guest bedroom with an en-suite, three further bedrooms, and a shared family bathroom. Most rooms offer built-in storage and wonderful views over the gardens and surrounding paddocks. A second staircase from the dining room leads to the principal bedroom suite and an additional guest bedroom with en-suite.

Outside, the property offers multiple patios and seating areas for alfresco dining, surrounded by lawned gardens, mature trees, and herbaceous borders. The garden is enclosed by well maintained hedging for privacy. There is ample opportunity for a keen gardener to expand planting areas or establish a vegetable patch.

Parking is plentiful, with space for multiple vehicles via a gated entrance onto a gravelled drive and leads to a double garage.

NB - the vendor has made us aware that additional land may be available by separate negotiation with the adjacent farm.

Additional Information

Additional information that may affect your decision to purchase this property is on our website under the property listing or on request from the office. This includes Broadband speed and mobile phone signal, flood risk, and area information. We also ask our clients about known legal aspects such as rights of way, restrictions, and accessibility information.

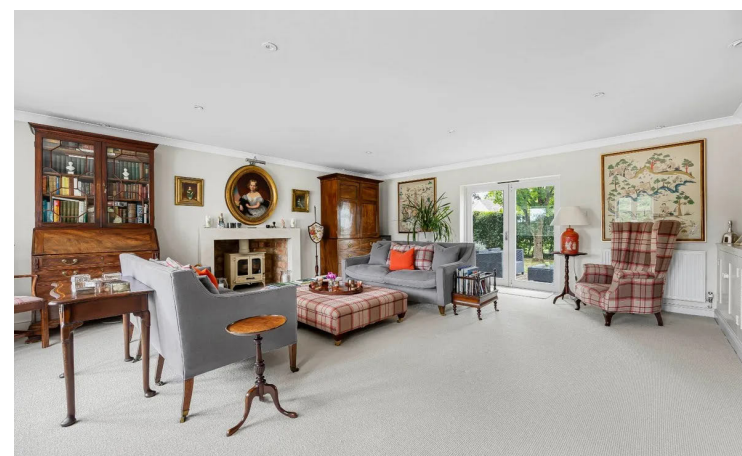
Amenities

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 on the A419 towards Cricklade, take the Ashton Keynes / B4696 junction exit. Continue on the B4696



(Spine Road East) towards Ashton Keynes. At the end of the road, turn left at the crossroads and continue on the B4696 (Aston Road) towards Royal Wootton Bassett. Continue on this road to the Leigh Crossroads traffic lights, follow the road straight over, staying on the B4946 (now Braydon Road). Drive on for approximately 0.7 miles, passing Thatado Farm on the right, the turning for Duchy Rag House being the next on the right. Follow the lane and Duchy Rag House is the first property on the right.

What3Words /// verifying.gentle.revamped

Services & Tenure

The tenure is freehold. Mains electricity and water are understood to be connected. The property is on oil and has a septic tank.

Local Authority

Wiltshire District Council.

Council Tax Band G.

Our reference

CIR/SW/CDH/25092025

We'd love to hear from you

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what the owner said

The house is laid out with wide glazed doors to maximise light throughout. Flows well for parties while still having cosy areas. Hall with open fire perfect for dining small numbers. Very quiet, surrounded by farmland but with benefit of neighbours not far away.

The neighbouring farm has agreed to sell additional land if buyer require.









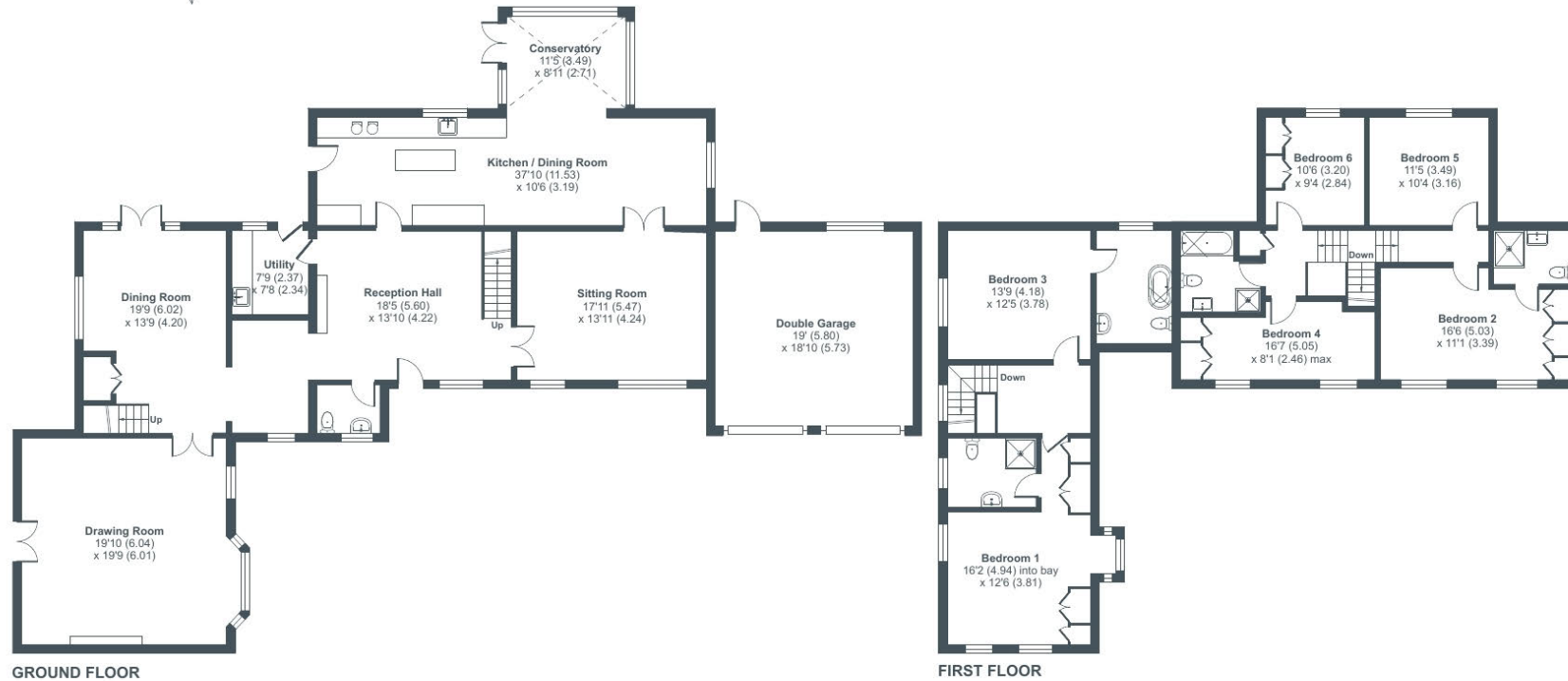
Duchy Rag House Leigh, Wiltshire, SN6

Approximate Area = 3344 sq ft / 310.6 sq m

Garage = 358 sq ft / 33.2 sq m

Total = 3702 sq ft / 343.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Perry Bishop. REF: 1357407

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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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