

OAKSEY COURT







# OAKSEY COURT, OAKSEY, MALMESBURY, SN16 9TF

ENTRANCE HALL • KITCHEN/BREAKFAST ROOM • SITTING ROOM  
DINING ROOM • DRAWING ROOM • STUDY • WINE STORE • GYM  
UTILITY ROOM • BOOT ROOM • 6 BEDROOMS • 3 BATHROOMS  
TENNIS COURT • GARDENS • PADDOCKS • GARAGE  
PRIVATE PARKING • OUTBUILDINGS

## A SENSATIONAL COUNTRY HOUSE IN THE PERFECT EDGE OF VILLAGE SETTING.

### DESCRIPTION

Oaksey Court is a fine example of a stunning edge of village Country House. Elegantly positioned overlooking 5 acres of gardens and paddocks, this is a beautiful home, thoughtfully designed with style and comfort. The attention to detail is evident upon entering the house with the beautiful Jim Lawrence light pendant and the elegant furnishings which enhance the height of the hallway.

The study to the right of the front door is bright and light with two large sash windows, oak floor, an original open fireplace and a large bespoke bookcase.

The sitting room across the hallway is a comfortable family room with a relaxed feel and, with its fabulous wood burner and large windows, is superbly warm and light.

The room leads through to the impressive kitchen/breakfast room with exposed

original oak beams and elm floor. A striking Smallbone kitchen features a teal centre unit with quartz work surface in the centre of the room, framed by cupboards at one end and a stunning pewter double Aga with companion electric cooker and surrounding cupboards at the other. The teal centre unit and the Farrow and Ball Drop Cloth cupboards, along with three elegant Jim Lawrence light pendants, are a superb choice of colours and accessories to accentuate the rooms character, blending contemporary design with period features.

Spacious laundry and boot rooms are discreetly positioned off the kitchen, both with under floor heating and easy access to the garden and driveway.

The south facing dining room to the rear of the house overlooks the magnificent garden and, with the large sash and bay windows and open fireplace, is perfect for hosting family

and friends. The hand printed wall paper is an exceptional detail which adds to the rooms charm and character.

Across the hallway, the drawing room offers a more formal living space, beautifully decorated to highlight the large sash windows overlooking the garden. The open fireplace provides warmth in the colder months.

The lower ground floor houses a wine store and a spacious gym.

The main bedrooms are on the first floor. The master suite comprises a spacious master bedroom with two large sash windows, an adjoining dressing room with bespoke Heritage Wardrobe Company cupboards and a substantial en suite bathroom with freestanding roll top bath, separate double shower and twin washbasins. Three further double bedrooms and two bathrooms share this floor and can be

accessed by both the front and rear staircases. The second floor has two further double bedrooms with exposed oak beams.

The garden is an oasis of peace and tranquillity. The facades of the house are adorned with colourful climbing roses and an exquisite clover leaf shaped pond stands proud at the forefront of the terrace. Surrounded by rose bushes and well-tended herbaceous borders, the outside dining area overlooks the garden and paddocks. A tennis court beyond the flowerbeds and lawn area overlooks the adjacent field. The attractive garden, partly walled, wraps round the house providing a haven of privacy.

Various outbuildings offer plenty of scope for further accommodation or a variety of uses. There is current planning permission to convert the large barn and adjoining stables to flexible living accommodation.

## LOCATION

Oaksey Court is perfectly situated at the edge of Oaksey village, a stunning and thriving community with everything one would hope for in a village. Welcoming and beautiful, this Cotswold village is home to a primary school, post office and shop, and a playing field with children's play areas. The Wheatsheaf inn is a popular gastro pub and the ideal spot to finish those long country walks along the village's foot paths. Oaksey has a wonderful community spirit, evident from the wide range of clubs and societies on offer including thriving Cricket and Football clubs.

Kemble, 3 miles away, offers a direct and regular train service to London Paddington, making London and other hubs readily accessible.

The historic towns of Malmesbury and Tetbury are a short drive away and with their selection of lovely boutiques and cafés, offer everyday shopping facilities and schooling, whilst more extensive shopping can be found in the larger towns of Bath or nearby Cirencester.

Known as the "Capital of the Cotswolds", Cirencester, 8 miles north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafés and twice weekly markets. Sporting opportunities are abundant.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well connected direct train services.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as Oaksey Primary School, Beadesert Park, Powells, Westonbirt, Malmesbury Church of England School, St Mary's, St Margaret's, Cheltenham College, Marlborough College and Cheltenham Ladies College, to name a few.



KEMBLE 3 MILES  
(LONDON PADDINGTON 75 MINS)  
M4 (JUNCTION 15) 6 MILES  
MALMESBURY 7.5 MILES  
TETBURY 8 MILES  
CIRENCESTER 8 MILES

*All distances and times are approximate*











## GENERAL INFORMATION

**Tenure:** Freehold

**Services:** Mains water, electricity and drainage. Oil-fired central heating, partial electric underfloor heating.

**Postcode:** SN16 9TF.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Some mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Wiltshire District Council. 01249 706 111. Council Tax Band H & EPC rating F.







## Oaksey Court, Oaksey, Wiltshire

Gross Internal Floor Area Approx :-  
 House 481 sq metres / 5178 sq Feet  
 Garage 19 sq metres / 205 sq Feet  
 Loft Store 19 sq metres / 205 sq Feet  
 Stable 1 14 sq metres / 150 sq Feet  
 Stable 2 17 sq metres / 183 sq Feet  
 Workshop 49 sq metres / 527 sq Feet  
 Cart Shed 14 sq metres / 150 sq Feet

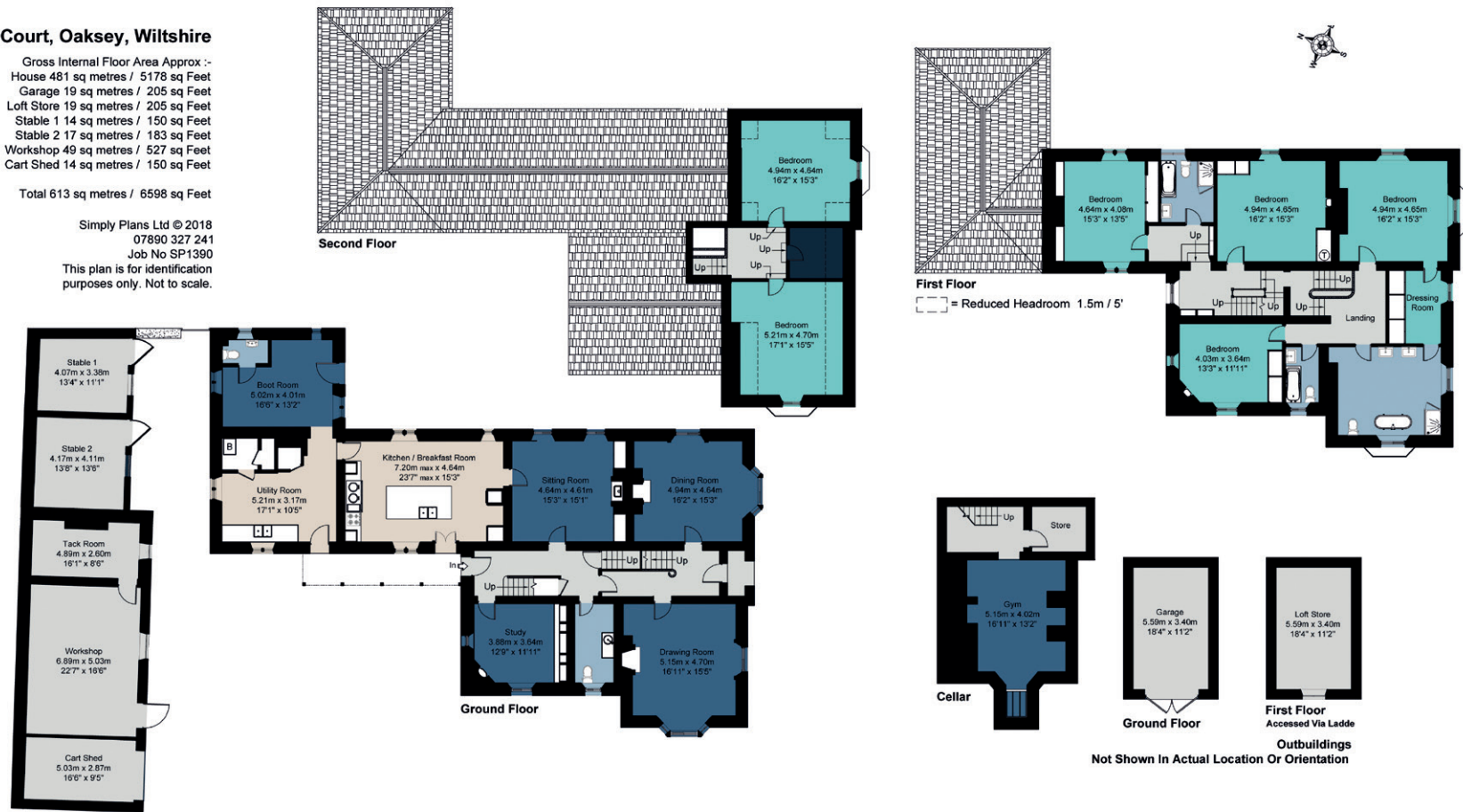
Total 613 sq metres / 6598 sq Feet

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Job No SP1390

This plan is for identification purposes only. Not to scale.



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