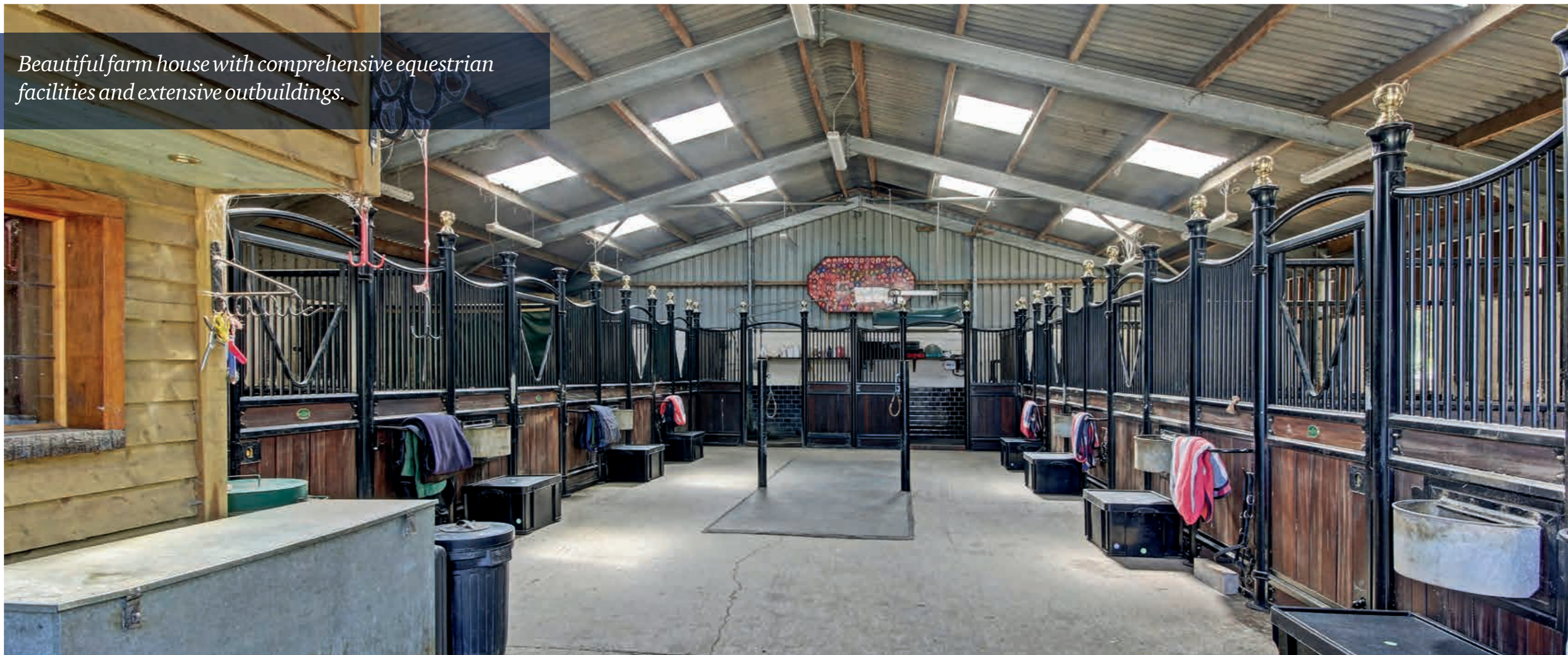


Shades Farm

Minety, Wiltshire

HAMPTONS
INTERNATIONAL

Beautiful farm house with comprehensive equestrian facilities and extensive outbuildings.



Shades Farm Minety, Wiltshire SN16 9QP

Mileages

Cirencester – 6.1 miles; Malmesbury – 6.3 miles;
Kemble Railway Station – 7.6 miles; Tetbury – 8.2 miles;
Cheltenham – 24.5 miles

Accommodation

The Farmhouse

Three/four reception rooms, kitchen with Aga, utility room,
five bedrooms, three bathrooms.

Shades Barn

Open plan reception hall and sitting room, kitchen,
three bedrooms, bathroom.

Outside

Dutch barn, stabling, large general purpose barn providing
garaging and workshop, gardens, manège and level pasture
land in three enclosures.

In all about 26 acres.

Shades Farm

An opportunity to purchase an impressive equestrian facility that offers an extremely attractive five bedroom period detached family farmhouse, a three bedroom detached annexe, Monarch stable complex, outbuildings, Martin Collins arena (50m x 20m) and situated with gardens and grounds extending to approximately 26 acres in a delightful rural location within 7 miles of Cirencester.

The house is believed to date from the 1860's and provides well proportioned living accommodation that has been improved to a high standard to include a fine kitchen breakfast room with a high vaulted ceiling, exposed beams and which is fitted with custom made solid wood units and incorporates a 4 oven gas fired Aga. Next to the kitchen breakfast room is a dining room which is open plan to a sitting room with limestone flooring fitted throughout all three rooms. There is a lovely 25ft. drawing room with double doors opening to a superb oak framed garden room. The first floor offers a 25ft. master bedroom with en suite bathroom, two further bedrooms and family bathroom. The second floor provides two spacious bedrooms serviced by a further bathroom.





Shades Barn

In addition to the main house there is a traditional detached red brick barn which has been converted to provide three bedroom ancillary living accommodation which could be used either as a guest annexe, grooms accommodation, holiday let or which could provide useful home office space.

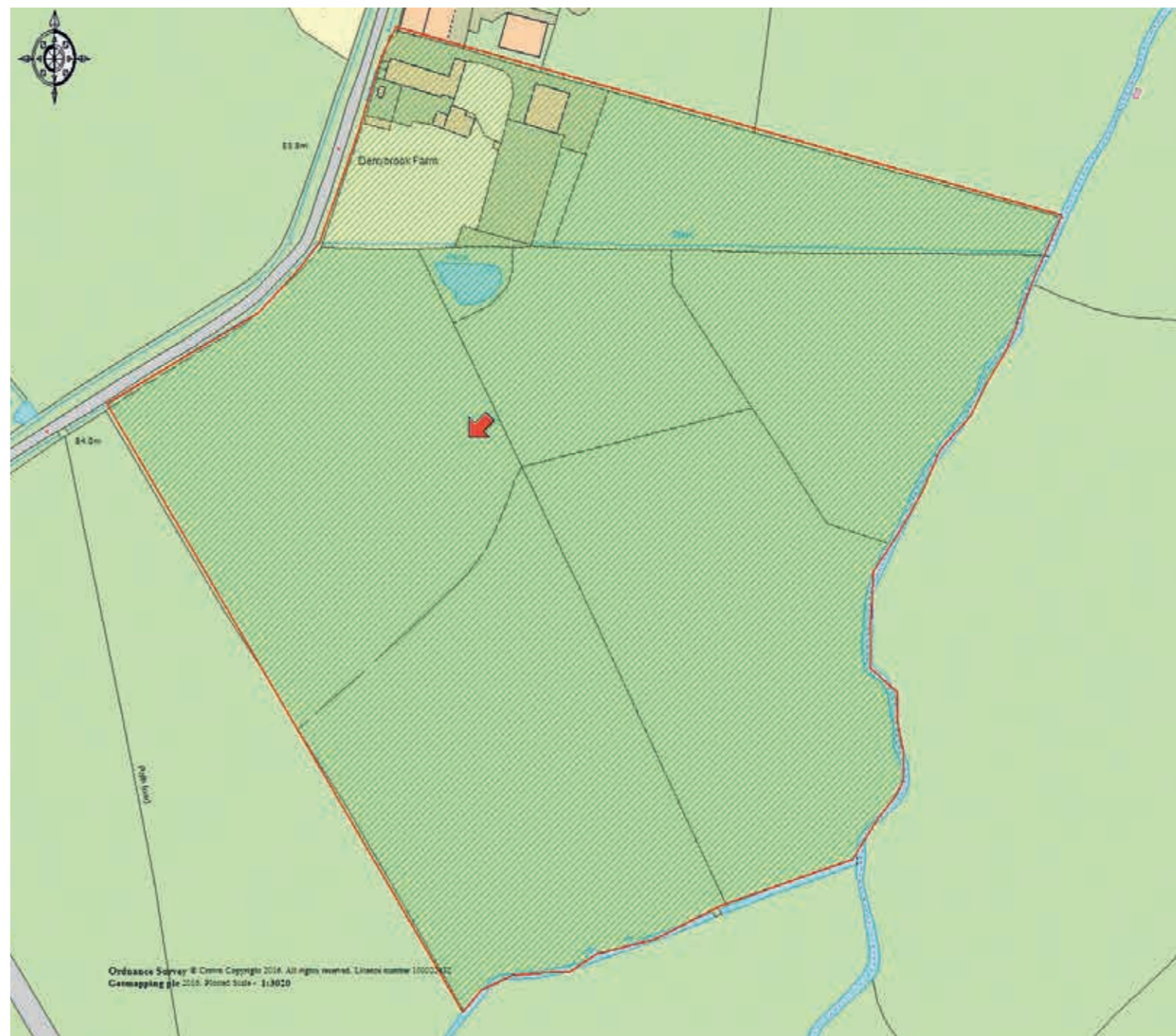
Outside

Close to the property is a range of useful outbuildings including a Monarch stable complex with nine boxes, an excellent sized general purpose garage/workshop with hot and cold water, light and power connected, a block of three stables with light and power and a separate prefabricated wooden stable with tack room. Adjoining the stable complex is a floodlit arena. There is a lovely garden to the front of the house and the adjoining land, which extends to approximately 26 acres, is divided into paddocks.

Situation

Shades Farm is set in a quiet rural setting, close to the Wiltshire/ Gloucestershire border between the villages of Minety and Ashton Keynes, located some 7 miles east of Malmesbury and approximately 6 miles south of Cirencester. There are primary schools in Ashton Keynes and Minety and the former offers local amenities including a community run store, public house and a parish church. The towns of Cirencester and Malmesbury, together with the major centre of Swindon (16 miles), provide extensive shopping facilities/amenities and inter-city rail services from Kemble Railway Station to London Paddington in approximately 80 minutes. Easy access to both the M4 and M5 motorways provides fast links with the centres of Bath, Bristol and also London.





The Prime and Country House team would be delighted to show you around this property.

The Prime and Country House Department

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Shades Farm

Approximate gross internal area. Main house = 3,068 sq ft / 285 sq m, Barn = 1,324 sq ft / 123 sq m, Stable block = 3,046 sq ft / 283 sq m, Total = 7,438 sq ft / 691 sq m



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Hamptons International is a trading name of Countrywide Estate Agents. Head Office: 7th Floor, United Kingdom House, 180 Oxford Street, London W1D 1NN

Energy Efficiency Rating		Current	Potential
Overall Energy Rating			
Energy Efficiency			
CO2 Emissions			