



**Homefield, Corston, Malmesbury,
Wiltshire, **SN16****





A beautifully presented edge of village family house with separate cottage and large garden.

Main House

Reception hall, Sitting room, Dining room, Study, Kitchen, Conservatory and WC.

Principal bedroom with en suite bathroom, four further bedrooms and three Bath / shower rooms.

2,928sq ft / 272sq m

The Cottage

Sitting room, Dining room, Kitchen, Two Bedrooms, Shower room and WC.

1,125 sq ft / 105 sq m

Gardens and outbuildings

Garaging, Paddock, Four Stables, Gym and Terrace with Tiki Hut.

In all about 0.89 acre.



Malmesbury 2 miles - Cirencester 14 miles - Swindon 19 miles - Bath 35 miles - M4 (J17) 5 minutes - Chippenham Railway Station 15 minutes (London Paddington service 70 minutes). (All times and distances are approximate).

Homefield

Homefield is situated on the edge of the popular village of Corston in North Wiltshire. Approached over a shared drive, the property is discreetly situated behind the parish Church away from the main road. Double automated gates open to the private resin drive that leads past the main house and to a spacious parking area with access to the garaging and separate cottage, both overlooking the private mown paddock.

The natural stone main house was built around 1980 and is presented to a high standard. All rooms are of excellent proportions and are naturally light, with many looking over the beautiful garden. The property has been well maintained by the vendors who continue to improve this exceptional family home.

A central reception hall links all rooms. The kitchen is next to the conservatory which makes for a great breakfast or TV room. The sitting room, with recently installed log burner, has glazed doors that overlook the large terrace and the paddock area beyond - an ideal space for family living and entertaining.

The spacious principal bedroom looks over the garden and has ample storage and an en suite shower room. There are four more large bedrooms, two which are en suite, and a family bathroom over two floors.

The Cottage

A short walk across the drive is The Cottage, which was originally converted in 2015 and provides excellent ancillary accommodation for guests, dependant relatives or short and long term tenants.

There are two reception areas, a central kitchen and a large downstairs bedroom with shower room and WC. In addition, there is a first floor bedroom.





Situation

Homefield is located on the edge of the village of Corston, about 2 miles south of the popular historic market town of Malmesbury. Reputed to be the oldest borough in England, situated on the edge of the Cotswold Area of Outstanding Natural Beauty, Malmesbury has shops for everyday needs as well as a number of popular pubs, restaurants and specialist stores.

Nearby larger centres of Chippenham, Bristol, Cirencester and Swindon are all within easy reach and have more extensive facilities. Travel connections in the area are excellent. The M4 provides efficient links to Swindon and London in the east and Bristol, the M5 and West Country to the west as well as regular inter-city train services.

The area offers many sporting opportunities including first class motor sport at Castle Combe; golf at Bowood and Westonbirt; racing at Cheltenham, Bath and Newbury; water sports at The Cotswold Water Park; rugby at Bath and Bristol as well as hunting with the Duke of Beaufort's Hunt.

The area is renowned for its excellent schools, having both private and public schools within easy driving distance, including St Margaret's and St Mary's at Calne, Westonbirt, Beaudesert Park as well as further schools around Bristol and Bath.

Gardens and Grounds

Once through the automated gates, the property is extremely private. The resin drive leads to ample parking for the main house and cottage, with the addition of a triple bay carport. The large terrace links the main house and garden. Paved paths surround the house and are screened from the neighbours by mature trees and shrubs.

The L shaped stable building provides excellent storage for garden furniture, a gym and general stores. There is potential to create a home office or studio and additional accommodation if required.

In all about 0.89 acre.



Directions (SNI6 0HB)

From Malmesbury take the A429 southbound towards the M4 (J17) and Chippenham. Enter the village of Corston, follow the road around to your left and take the next left, shortly after the Radnor Arms, signposted Rodbourne. After about 75 meters turn left, just after the Church. Take the right hand fork to the double solid gates and, if needed, ring the buzzer. Drive past the house and park beside the garage.

Services

Mains water, electricity and drainage.

Oil fired central heating – separate boiler in the cottage.

Fibre is available in both the Main House and The Cottage.

New heading EPC

Main House C

The Cottage C

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Local authority

Wiltshire Council: Telephone 01249 706111

Council Tax: Main House Band G and The Cottage Band A



The Cottage

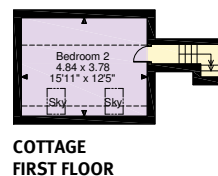
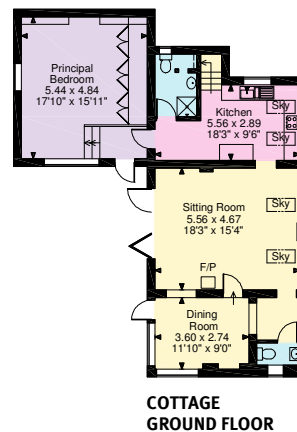
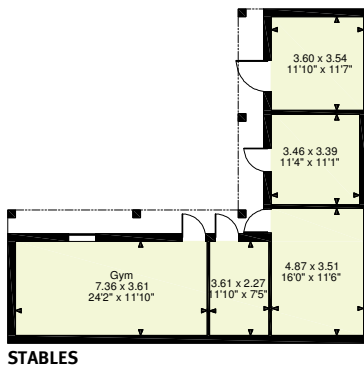
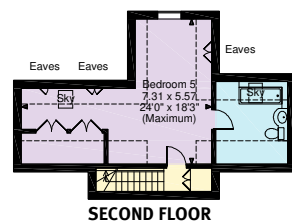
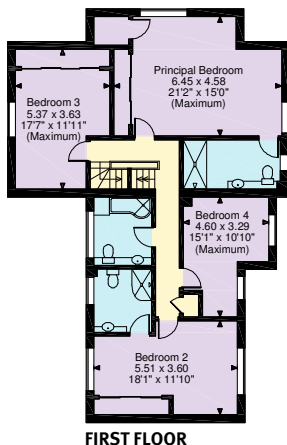
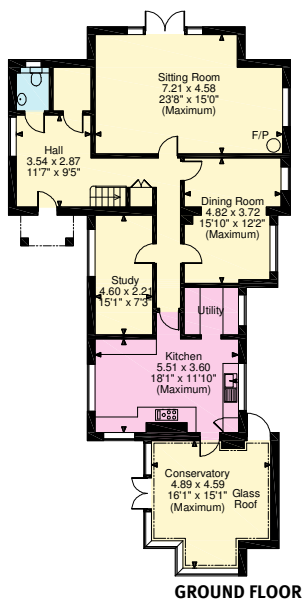


The Cottage



The Cottage

Homefield, Malmesbury
APPROXIMATE GROSS INTERNAL FLOOR AREA
Main House = 272sq.m (2,928sq.ft)
Cottage = 105sq.m (1,125sq.ft)
Stables & Gym = 78sq.m (842sq.ft)



---Denotes restricted head height

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated June 2021. Photographs and videos dated June 2021

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