

CanTERS Mead, Brokenborough, Malmesbury, Wiltshire





Period country home with versatile outbuildings, land and views along private river valley.

Summary of accommodation

Main House

Ground floor: Hall | Dining room | Sitting room | Snug | Kitchen
WC | Utility room

First floor: Three bedrooms | Family Bathroom | WC

Second floor: Bedroom four | Dressing room (bed 5)

Shower room

Accommodation in all about 195 sq m/2,102 sq ft

Outside

Private garden | Paddocks and meadow | Summer house &
hot tub

All-weather riding arena | Pastureland | Stables | Tack room

In all about 5.7 acres



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Situation

Canters Mead is situated near the pretty and unspoilt village of Brokenbrough, and is within walking distance from the historic market of Malmesbury. The property is surrounded by beautiful, gently rolling countryside on the edge of the Cotswold Area of Outstanding Natural Beauty.

Malmesbury has a thriving community with popular schools, a Waitrose and Aldi supermarket, high street shops, restaurants, pubs and services for everyday needs.

A more comprehensive range of amenities are available in nearby Tetbury and Cirencester. There are excellent connections to the regional centres of Cheltenham, Bristol and Swindon. Junction 17 of the M4 is about 7 miles, and there are mainline stations to London Paddington from Kemble and Chippenham stations (respectively taking about 70 and 75 mins.) and the West Country and Midlands. Heathrow and Bristol airports offer global connections.

Education is first class with excellent state and independent schools, many of which offer a daily bus service. Highly regarded Grammar Schools such as Stroud High, Marling and Malmesbury and Chippenham Schools, Private schools include Beaudesert Park, Westonbirt, St Marys Calne, the Cheltenham Colleges, Bath Royal and Wycliffe to name a few.

Sporting opportunities are diverse, with many clubs and societies in the locality, including Malmesbury Cricket Club, golf courses at Westonbirt, Minchinhampton and Castle Combe. The Cotswold Water Park and National Arboretum at Westonbirt are close by. Equestrian activities are plentiful and include polo at Westonbirt and Cirencester, racing at Bath and Cheltenham, hunting with the Duke of Beaufort's hounds, eventing at Badminton, Gatcombe and Dauntsey.



Distances

Malmesbury 0.5 mile, Chippenham Station 10 miles (London Paddington 60 mins), M4 (Jct 17) 7 miles, Tetbury 5 miles, Bristol 28 miles, Kemble Station 8 miles (Paddington 73 minutes) Bristol Airport 38 miles, Heathrow 85 miles (Distances and times approximate)

Canters Mead

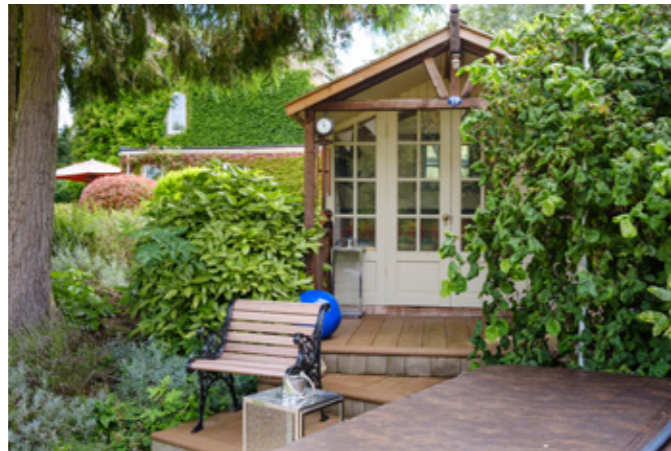
Canters Mead house is an impressive natural stone house, believed to date back to about 1820. Situated in an elevated position overlooking the private gardens, stables barn, paddocks and the meadows along the banks of the infant River Avon.

Approached by the front or back drive, ample parking is beside and in front of the house. The front door leads into a hallway and a well-equipped kitchen opening to the dining and sitting rooms. There is also a snug at the rear of the house, a WC and a sized utility boot room. The ground floor rooms are ideal for family living and entertaining.

On the first floor are three spacious bedrooms, a family bathroom and WC, all overlooking the owned grounds. On the second floor is a fourth bedroom with a large dressing room and shower room.

Despite its age, Canters Mead is not listed and is not in a conservation area; subject to the necessary permissions and consents, there is scope to extend the main house to provide further accommodation and remodel the outbuildings if desired. The house is well-maintained, and many windows and doors were replaced in 2013.





Garden and Grounds

An automated wooden gate opens on to the front drive that rises through the garden with lawns and trees to an extensive gravelled parking area between the house and expansive garage and workshop complex.

To the side is a rear drive that gives direct access to the stable barn, all-weather riding arena and paddocks beyond. An all-weather riding arena (20m x 60m 2020 Martin Collins Fibre Track Plus) enables riding throughout the year and could be converted to a tennis court if of no use to future owners.

To the side of the house is a spacious terrace that overlooks the garden, paddocks and meadows that, in turn, run down to the banks of the River Avon, all in a small and beautiful valley.

In all, about 5.7 acres.

Outbuildings

A short walk from the main house is an extensive garage building with a workshop, open-plan garage and storage. This space, subject to planning consent, could easily be converted to create a studio or secondary accommodation.

In addition, there are indoor stables, a timber summer house and a hot tub. The land is predominantly grass with some semi-wooded areas and thick native hedges, creating an idyllic and quintessential rural setting.

Property information

Guide Price: £1,280,000

Tenure: Freehold.

Services: Mains water and electricity. Private drainage (New treatment plant in June 2023). Electric underfloor and storage heating. Fibre broadband is available.

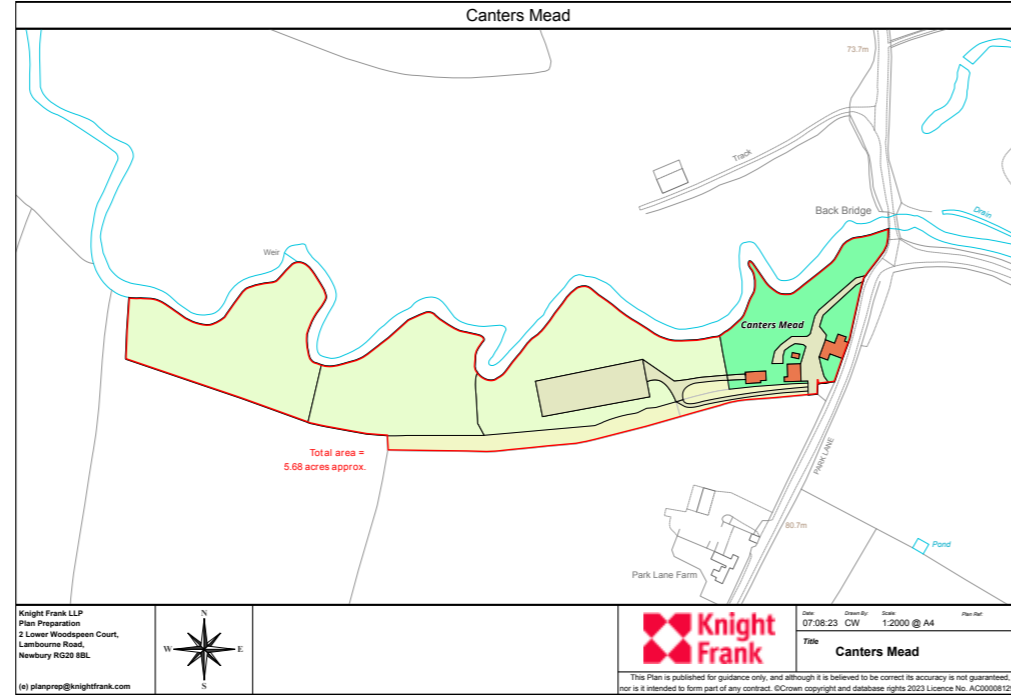
Local authority: Wiltshire Council

Council Tax Band: G

Energy Performance Certificate: E

Directions (Postcode: SN16 0JB)

What3words: ///clarifies.curry.extremes



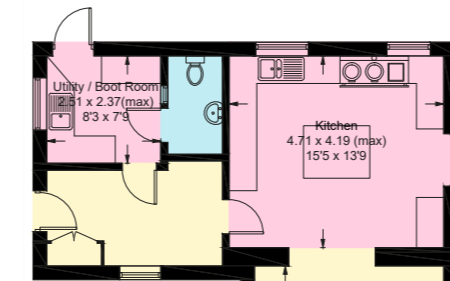
Approximate Gross Internal Floor Area

Main House: 195.3 sq m / 2,102 sq ft

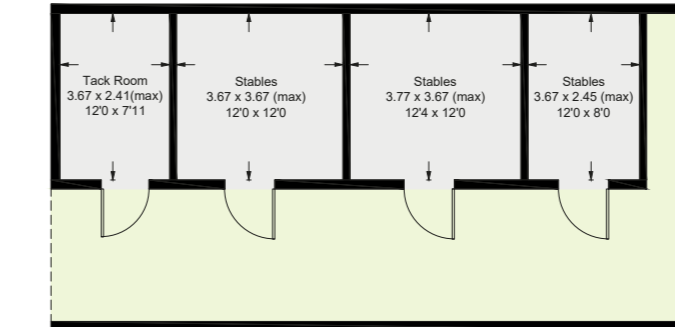
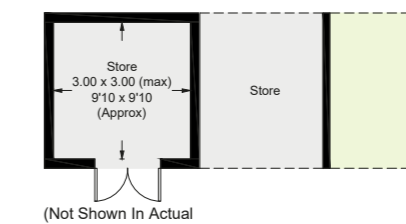
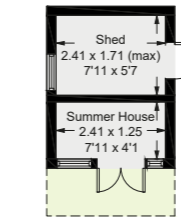
Outbuildings: 165.2 sq m / 1,778 sq ft

Total: 360.5 sq m / 3,880 sq ft

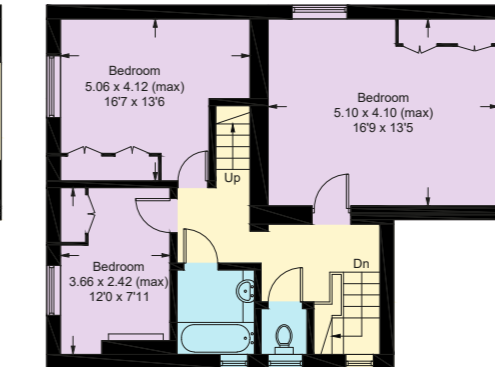
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



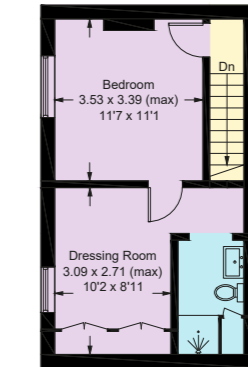
Ground Floor



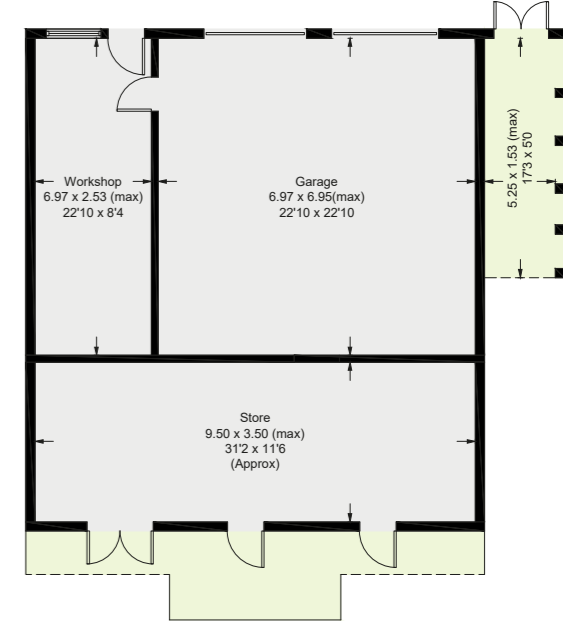
(Not Shown In Actual Location / Orientation)



First Floor



Second Floor



(Not Shown In Actual Location / Orientation)

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. All those items regarded as tenant's fixtures and fittings, are specifically excluded from any tenancy and will not be evidenced in the inventor. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated September 2023. Photographs and videos dated September 2023.

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