

# Sambourne House, Sambourne Road, Minety, Malmesbury, Wiltshire

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## An imposing detached country house with secondary accommodation, garden, paddock and versatile outbuildings.

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### Summary of accommodation

#### Main House

**Ground floor:** Hall | Sitting room | Kitchen/dining/family room  
WC | Sitting room | Utility room

**First floor:** Principal bedroom with en suite shower room and dressing room | Two further bedrooms and family bath and shower room

**Second floor:** Two bedrooms and en suite/family bathroom

**House:** 287 sq m (3,090 sq ft)

#### The Coach House

**Ground floor:** Double garage and garage/workshop

**First floor:** Living room | Bedroom | Bath and shower room

**The Coach House:** 53 sq ft (571 sq ft)

#### The Mews House

Living room and kitchenette | Shower room | Bedroom

**The Mews House:** 29 sq ft (313 sq ft)

#### Outbuildings

Stable | Car port/log store | Workshop/barn

**Outbuildings:** 192 sq m (2,067 sq ft)

#### Outside

Private garden | Garden terrace | vegetable garden | Paddock

**In all about 3.8 acres**



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## Situation

Sambourne House is situated a short distance from the desirable village of Minety. The property is surrounded by unspoilt countryside on the Wiltshire/ Gloucestershire border.

The local village of Minety has a thriving community with popular primary and pre-school, village shop, well attended church, two pubs, village hall, cricket and rugby club.

A wider range of amenities are available in the local and historical market towns of Malmesbury (about 8 miles) and Cirencester (about 9 miles). Excellent connections link the regional centres of Cheltenham, Bristol and Swindon. Junction 16 of the M4 is about 10 miles and there are mainline stations to London Paddington from Swindon and Kemble (about 12 and 8 miles respectively).

Education is first class with excellent state and independent schools, many which offer a daily bus service. Private schools include Beaudesert Park, Pinewood and St Hughes to name a few.

Sporting opportunities are diverse with many clubs and societies in the local Villages. The Cotswold Water Park is easily accessible. Equestrian activities are plentiful and include polo at Westonbirt and Cirencester, racing at Bath and Cheltenham and hunting with the RAU, VWH and Duke of Beaufort's hounds.









## Distances

Malmesbury 8 miles, Cirencester 9 miles, Kemble 8 miles mainline station London Paddington 73 minutes. All distances and times approximate.

## Sambourne House

Sambourne House is an impressive, detached country home located in a rural location overlooking open countryside and its own land.

Constructed of stone and render finished, the main house is believed to date back to 1901 and is not listed. Sambourne House has a striking façade and offers versatile living space ideal for modern family living and entertaining. To the rear, with a separate drive are two cottages.

The front door leads into a hall and on to the sitting room and spacious open plan triple aspect kitchen/ breakfast/ family room with bifold doors that open onto a large terrace and into the private gardens. The entrance hall also leads to the well kitted out utility room with access to a covered side porch for everyday use.

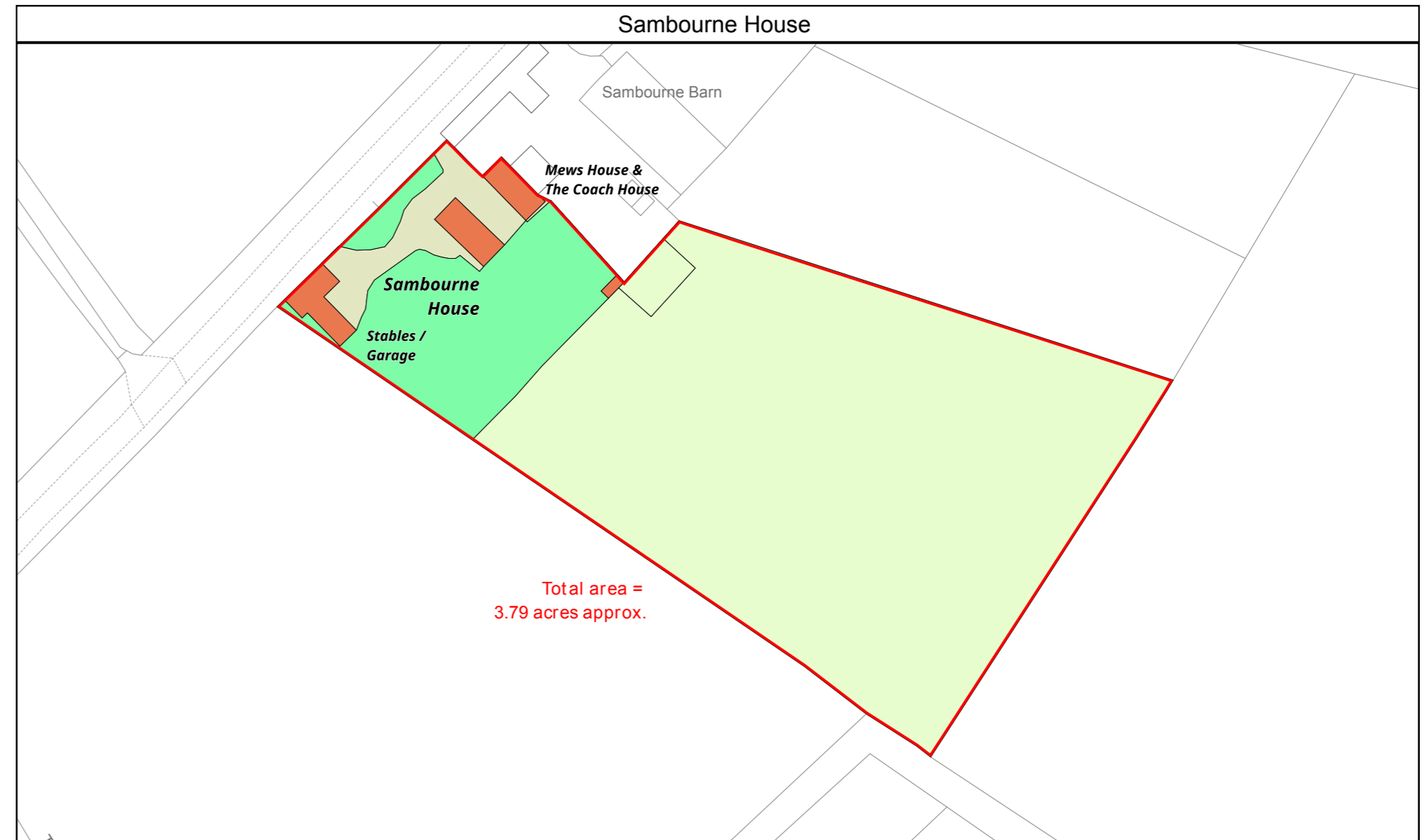
On the first floor is a roomy main bedroom with en suite shower room, free standing bath and beautifully finished dressing room.

There are two further bedrooms and a family bathroom on this floor. On the second floor, bedrooms four and five and a third bathroom is accessed off a central landing.

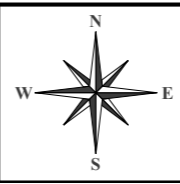
For a period country home, all rooms are of good proportions with plenty of natural light. The property has been extensively updated and is beautifully presented.







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Date:	08:04:24	Drawn By:	CW	Scale:	1:1250 @ A4	Plan Ref:	18562
Title							<b>Sambourne House</b>
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## The Coach House and Mews House

A recently completed outbuilding, situated to the rear of the house with a separate drive to the road. The building provides excellent garaging and separate workshop on the ground floor. The Mews House provides a contained living space with a mezzanine bedroom. On the first floor The Coach House offers open plan living with a bedroom and en suite bathroom, this would be ideal for a guest bedroom or home office, studio set up. The Coach House and Mews House are currently successful Air B&B businesses.



The Coach House and Mews House



The Coach House and Mews House



The Coach House and Mews House



The Coach House and Mews House



## Garden and Grounds

Private gardens are predominantly to the south and west of the house and adjoin the extensive gravel parking area. The gardens are mainly lawn and include an orchard, raised vegetable beds and garden store/ potting shed in the semi walled garden. An arch and field gates lead through to the owned paddock.

The property has two gated drives, the front drive leads to the house and spacious barn. The second drive to The Coach House and Mews House with plenty of parking space.

The paddock is grass surrounded by established hedges. About 2.8 acres.

In all about 3.8 acres.

## Property information

**Guide Price:** £1,350,000

**Tenure:** Freehold.

**Services:** Mains water, and electricity. Private drainage (septic tank). Oil central heating and hot water. Fibre broadband is available.

**Local authority:** Wiltshire Council

**Council Tax Band:** F

**Energy Performance Certificate:** F

## Directions

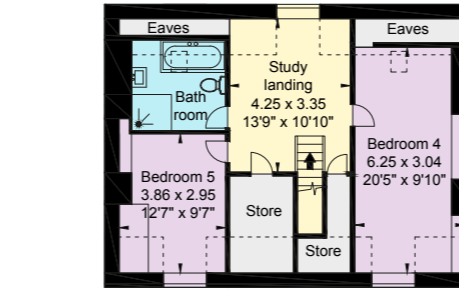
What3words: [///ketchup.sunblock.slug](https://www.what3words.com/#!/ketchup.sunblock.slug)

If using sat nav or google maps, the house postcode takes you a few hundred yards from the house, so please aim for the pub at SN16 9QY.

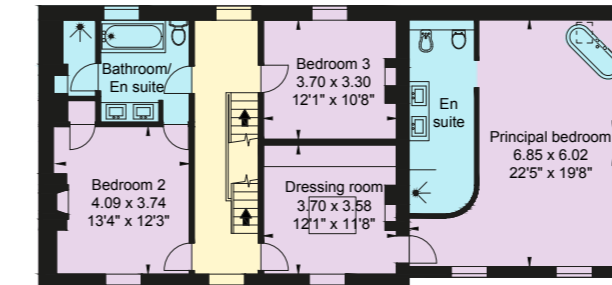
From the Vale of the White Horse pub car park turn right on the B4040 east bound towards Cricklade, continue over the humpback bridge, go past 4 houses on your left, and Sambourne House is the first house on your right; there is a long, tall wooden fence, turn right through the first set of solid wooden gates onto the house drive.

## Viewings

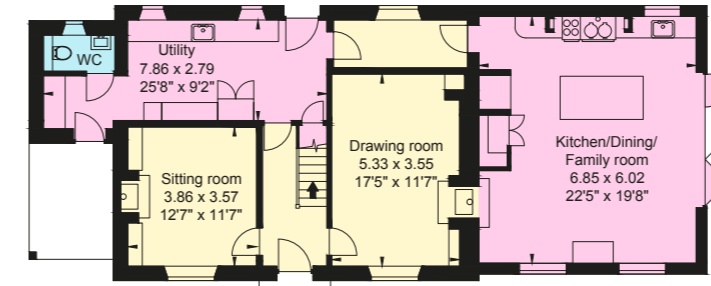
All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



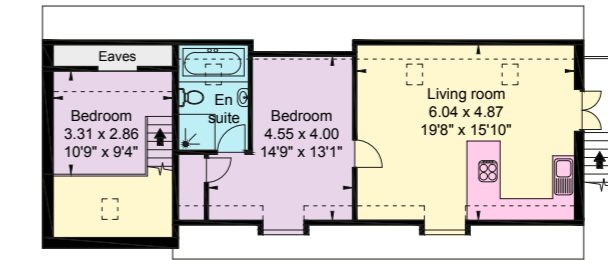
Second Floor



First Floor

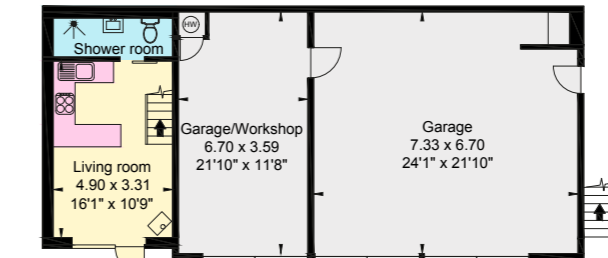


Ground Floor



The Mews House  
First Floor

The Coach House  
First Floor



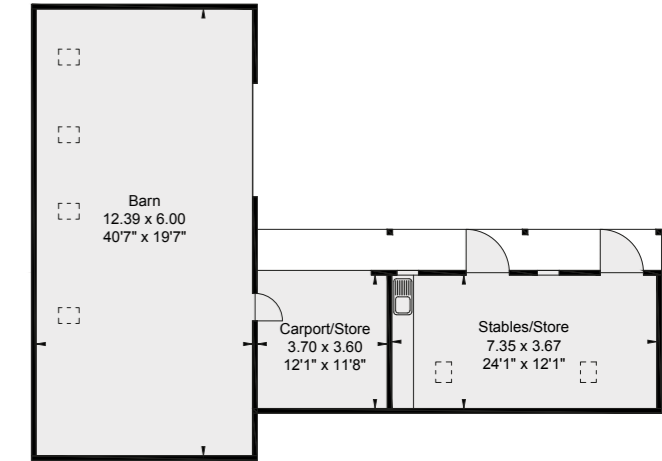
The Mews House  
Ground Floor

Outbuildings

Approximate Gross Internal Floor Area  
Main House: 287 sq m / 3,090 sq ft  
The Coach House: 53 sq m / 571 sq ft  
The Mews House: 29 sq m / 313 sq ft  
Outbuildings: 192 sq m / 2,067 sq ft  
Total: 561 sq m / 6,041 sq ft  
(Inc. restricted height, exc. eaves)

Denotes restricted head height

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.



Outbuildings

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 inventory. 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 August 2023. Photographs and videos dated August 2023.

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