

Godwins Farm House

Rodbourne, Malmesbury, Wiltshire







A stunning period farmhouse set in a beautifully landscaped garden surrounded by open countryside, in the peaceful village of Rodbourne just outside Malmesbury.

Malmesbury 3.2 miles, Tetbury 8.7 miles, Chippenham Station 8.3 Miles (69 minutes to London Paddington)
Kemble Station 10.5 miles (74 minutes to London Paddington), Cirencester 14.8 miles, Bath 24.6 miles, Bristol 27.3 miles, Heathrow 87.5 miles
(All distances are approximate)



Summary of accommodation

Ground floor: Entrance hall | Kitchen/breakfast room | Drawing room | Dining room | Sitting room | Utility room | WC
Bedroom with en suite bath and shower room | Bedroom | Shower room

First floor: Principal bedroom with en suite bathroom | Two further bedrooms | Family bath and shower room

Second floor: Further bedroom

Garden and Grounds

Agricultural Barn with Class Q planning permission for a four-bed dwelling | Party Barn
Planning for a triple garage | Mature garden and grounds including a Potager | Paddock

In all about 4.15 acres

Situation

Times and distances are approximate.



Kemble - London Paddington from 70 mins,
Chippenham Station for Bristol Temple
Meads (from 25 mins and Paddington from
70 mins.)



M4 Jct 17 at Chippenham (8 miles).



Lea and Garsdon CE Primary School,
Charlton Primary School, Malmesbury
and Chippenham secondary schools.
Westonbirt, Beaudesert, Rendcomb,
Cheltenham College and Cheltenham
Ladies College.



Excellent walking and cycling, riding on the
extensive network of footpaths, roads and
bridleways across the region.



Bath and Gloucester. Local clubs: Tetbury,
Minety and Chippenham.



Racing at Cheltenham, Newbury and Bath.
Eventing, polo and hunting in the locality.



Bowood, Castle Coombe, Oaksey and
Minchinhampton.



Cotswold Water Park.





The Property

Godwins Farm House is a truly stunning Cotswold stone residence with the recent edition of an east wing, echoing the original barn of the farmstead. The accommodation is highly versatile and spacious and situated in the desirable village of Rodbourne. The house is approached through the village down a quiet lane via a gated gravelled drive with generous parking.

The farmhouse is arranged over three floors and underwent significant renovation and redesign by the owners.

The exceptional east wing, creates a fabulous interior-designed finish to this beautiful country house.

Having retained so much of its period character, the addition of a more contemporary space beautifully compliments each part of the property.





BEDROOMS AND BATHROOMS











Gardens and Grounds

Godwins Farm House has beautifully private landscaped gardens, designed by an RHS gold medallist, surrounding the property. An impressively large terrace to the rear of the house and a restored Dutch Barn, now a party barn with a decked area and a boulé court, are ideal for outside entertaining.

There is ample parking for numerous vehicles and there is planning for a triple garage. Adjoining Godwins Farm House is a large paddock that provides excellent grazing.

Further to this, there is an agricultural barn with Class Q planning permission for a separate four bedroom residential dwelling; it currently provides extra storage or can be utilised for storing vehicles.



FLOOR PLAN

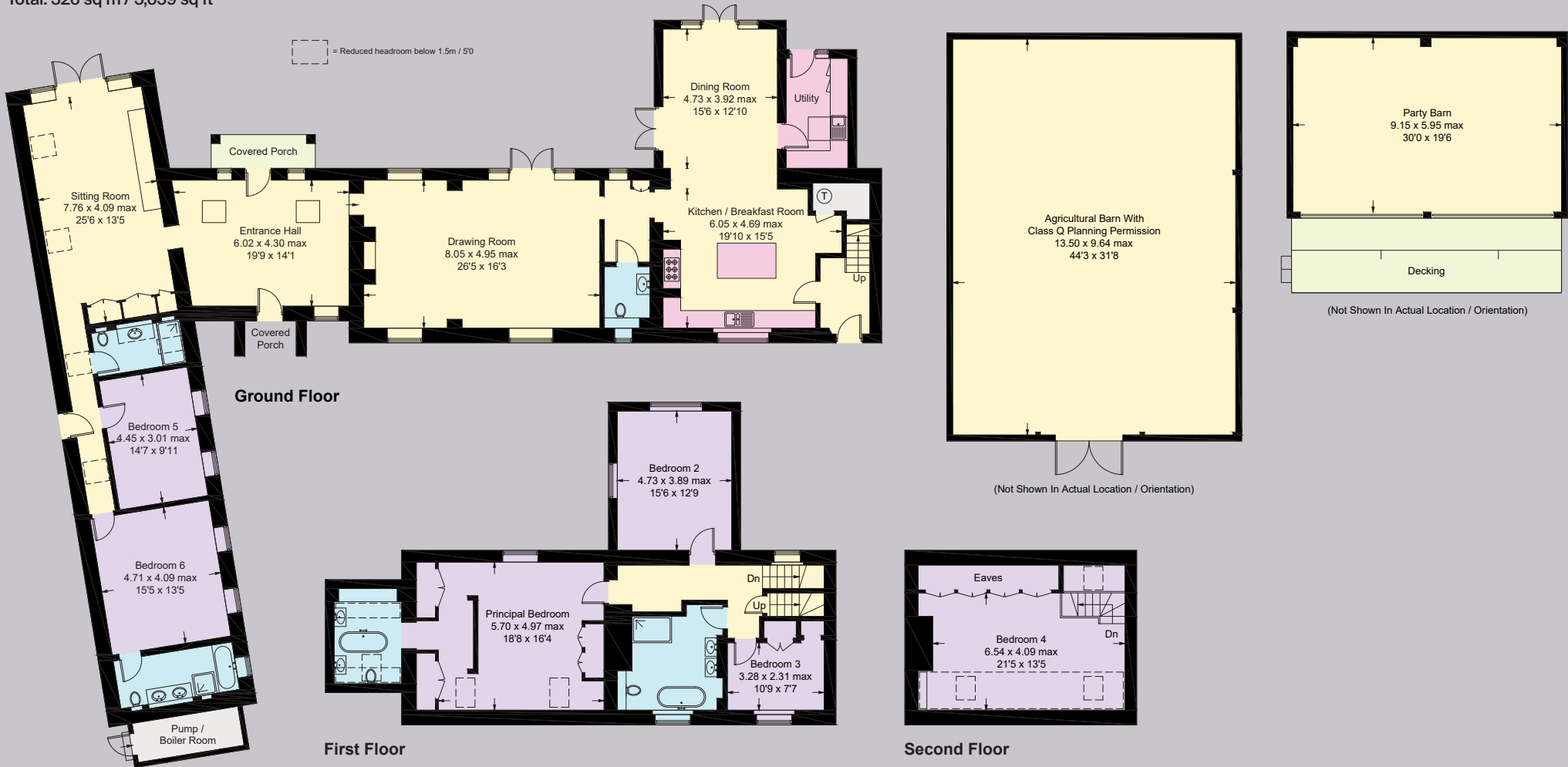
Approximate Gross Internal Floor Area

Main House: 336 sq m / 3,620 sq ft

Barns: 185 sq m / 1,987 sq ft

Pump/Boiler Room: 5 sq m / 52 sq ft

Total: 526 sq m / 5,659 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.



Godwins Farm House

Property Information

Services:

Mains water and electricity. Private drainage. Air source heat pumps providing heating and hot water. Hyper fast full fiber broadband available.

Tenure:

Freehold

Local Authority:

Wiltshire Council

Council Tax:

Band E

EPC:

C

Postcode:

SN16 0EY

What3Words:

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Guide Price:

£1,750,000

Viewings:

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

LDS Ltd
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Date: 20.08.24 Drawn By: CW Scale: 1:1800 @ A4 Plan Ref: 19172

Title: Godwins Farm House

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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: August 2024. Photographs dated: August 2024. Capture Property 01225 667287.

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