

# School House

The Street, Charlton, Malmesbury, Wiltshire







A beautiful period schoolhouse set in approximately one acre of stunning grounds with a tennis court and beautiful rural views. It is set in the heart of the highly desired and historic village of Charlton, just outside Malmesbury.

Malmesbury 2.9 miles | Tetbury 6 miles | Kemble station 7 miles (London Paddington 75 minutes) | M4 (Junction 17) 8 miles | Cirencester 11.5 miles  
Swindon 14 miles | Cheltenham 26.9 miles | Bath 28.2 miles | Bristol 31 miles (all distances and times are approximate)

  
6

  
3

  
3

Summary of accommodation

Main House


- Ground Floor:** Entrance halls | Kitchen/breakfast room | Sitting/dining room | Study | Family room with further kitchen  
Two bedrooms (or additional reception rooms) | Shower room | WC | Boot Room
- First Floor:** Principal bedroom with en suite bathroom, dressing room and balcony area | Three double bedrooms | Family bathroom





# Situation


(Distances and times are approximate)


Charlton is a village in North Wiltshire, on the edge of Charlton Park Estate. It is just 2.5 miles east of the market town of Malmesbury, which has an excellent range of shops, cafes and restaurants. Charlton has a well-attended Parish Church and a renowned village pub, The Horse & Groom Inn. There is a strong community with various events, a cricket club,


 Malmesbury (Waitrose and Aldi), Cirencester, Tetbury, Bath, Cheltenham, Swindon, and Bristol are all within easy reach.

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

 M4 Jct 17 at Chippenham (8 miles).

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

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

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



# The Property

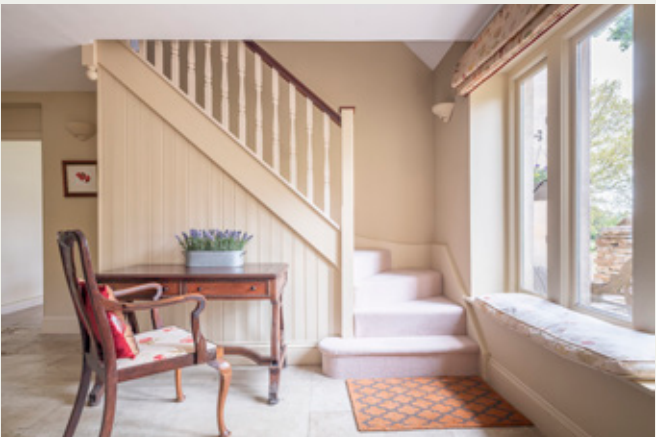
This beautiful, well-appointed detached schoolhouse has gorgeous gardens and benefits from stunning rural views. Set in the heart of this pretty and highly regarded north Wiltshire village on the edge of Charlton Park Estate, surrounded by beautiful open countryside but close to the pretty and historic market town of Malmesbury.

The property has enlarged over the years to create an impressively well-proportioned, elegant home ideal for entertaining and family life on a grand scale. Retaining many period features, including the impressive family room, the original part of the schoolhouse, which is 40 feet long, a vaulted ceiling, a spiral staircase leading to the principal suite and large open fireplace, the property is a fantastic space for entertaining.

The property has highly versatile accommodation, if required, with the potential to use the east part of the house as an annexe for family members or guests. Please see the enclosed floor plan.









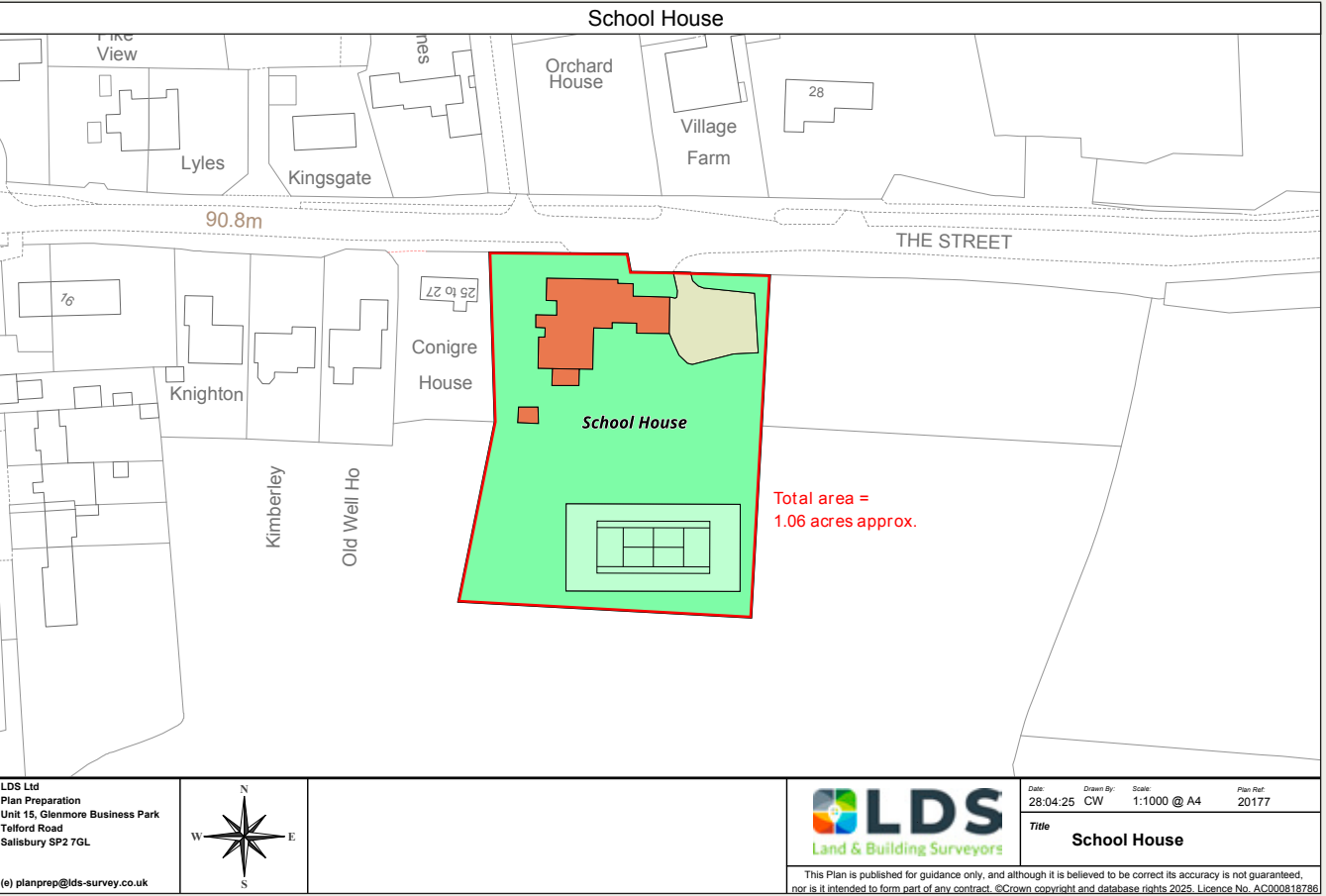




FLOORPLAN

Approximate Gross Internal Floor Area  
House: 398.4 sq m / 4288 sq ft  
Outbuilding: 11.0 sq m / 118 sq ft  
Total: 409.4 sq m / 4406 sq ft  
(Excluding Wood Store)

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.



Outside

The property is approached through large wooden gates and has an exceptional amount of parking. There is also an area of hardstanding to the east boundary for potential garaging, subject to the relevant permissions if required.

Beyond this area and to the rear of the property are beautiful established gardens with a high degree of privacy. There are various stone terraces and wooded areas with beautiful unspoilt rural views beyond, as well as a tennis court to the rear of the garden.

Property Information

Tenure: Freehold

Services: Oil-fired central heating. Mains water, drainage and electricity.

Local Authority: North Wiltshire District Council

Council Tax: Band G

EPC: F

Guide Price: £1,650,000

Postcode: SN16 9DL

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



**Cirencester**  
One Market Place  
Cirencester  
GL7 2PE

**Georgina Mason**  
01285 882 004  
georgina.mason@knightfrank.com

**knightfrank.co.uk**

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 May 2025. Photographs and videos dated April 2025.

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