

Kingway Barn

Corston, Malmesbury, Wiltshire





A beautifully presented barn conversion with country views, versatile outbuildings, and private grounds.

Malmesbury 4 miles | Cirencester 14 miles | Swindon 19 miles | Bath 35 miles | M4 (J17) about 10 minutes
Chippenham railway station about 15 minutes (London Paddington service 70 minutes).
(All times and distances are approximate).


5


4


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Summary of accommodation

Main House

Ground Floor: Entrance hall | Kitchen/breakfast room | Drawing room | Sitting room | Garden room | Study
Utility room | Bedroom with en suite bathroom | Bedroom with en suite shower room

First Floor: Principal bedroom with en suite bathroom | Two further bedrooms | Family shower room

Garden and Grounds

Triple bay garage | Workshop | Stables & shelters | Garden Store | Gardens | Paddocks | Orchard

In all, about 7.5 acres

Situation

(Distances and times are approximate)

Kingway Barn is located between the North Wiltshire villages of Corston and Hullavington, approximately 4 miles south of the historic and vibrant market town of Malmesbury.

-  Malmesbury, Cirencester, Bath and Bristol
-  Pubs: The Neeld Arms, Grittleton
Somerford Arms, Little Somerford
The Vine Tree, Norton | The Potting Shed, Crudwell
-  M4 (J17) 3 miles
-  Chippenham mainline – Paddington
from 70 mins Bristol from 25 mins
-  Bowood, Castle Combe
and Minchinhampton
-  Beaudesert Park, Westonbirt, St
Margaret's and St Mary's Calne
-  Cirencester, Bath and Marlborough
-  Racing at Newbury, Cheltenham
and Bath. Eventing at Badminton,
Dauntsey and Gatcombe Park.
Hunting with Duke of Beaufort's.
Polo at Westonbirt and Cirencester



The Property

Kingway Barn is a beautiful barn conversion situated at the end of a long private driveway overlooking open countryside.

Dating back to 1853, this traditional barn has great charm and is built mainly of brick under a slate roof. The property was converted in the 1980s to provide a free-flowing, light country home with a great sense of space. The front door opens into a magnificent high-ceilinged entrance hall with a study to the left and a beautiful drawing room beyond. The drawing room is well-proportioned with fitted shelves and a gas wood burner in a Cotswold stone fireplace.

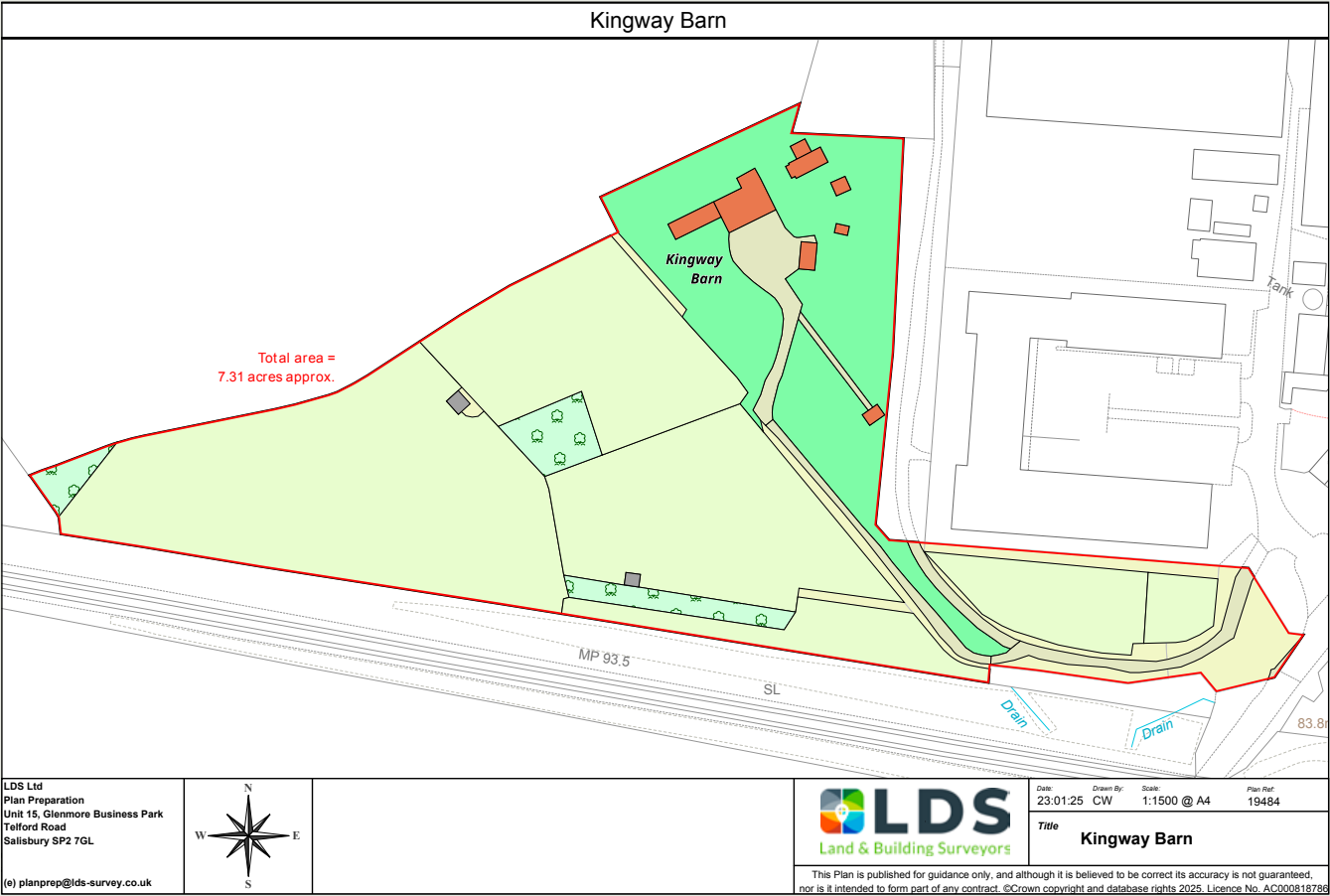
Leading off to the left is the sitting room, with exposed beams, a wood-burner and French doors that lead out on to the private garden. On the opposite side of the hall is the open plan kitchen/breakfast room, perfect for family living with French doors that lead out to the landscaped garden with pastureland beyond. The kitchen is fitted with granite and oak worktops on a range of bespoke units. There is an electric Aga and an integrated dishwasher.

Beyond the kitchen is a well-thought-out and large utility room with a striking oak framed porch leading to the stable and garages outside.

The accommodation consists of five bedrooms and four bath/shower rooms. Leading up the striking oak staircase from the entrance hall, the first floor consists of a fabulous principal bedroom with fitted wardrobes and a large en suite bathroom. There are two more bedrooms on this floor, both with built-in wardrobes and served by a family shower room. A further two en suite bedrooms are on the ground floor, ideal for relatives or a guest suite.



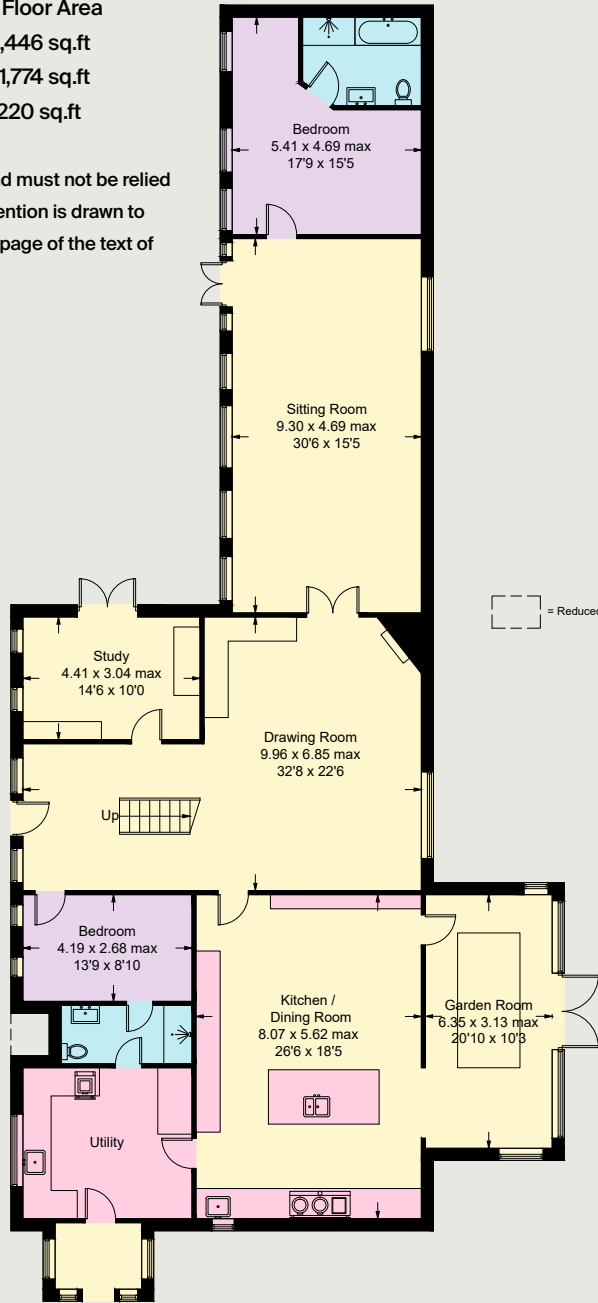




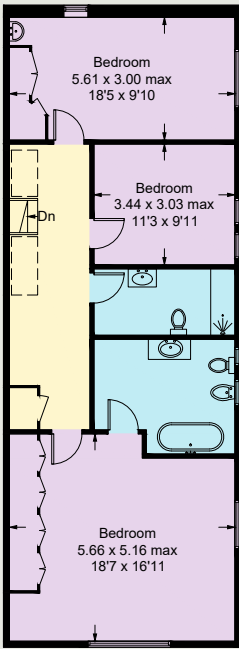
FLOORPLAN

Approximate Gross Internal Floor Area
Main House = 320.1 sq.m / 3,446 sq.ft
Outbuildings = 164.9 sq.m / 1,774 sq.ft
Main House = 485 sq.m / 5,220 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.

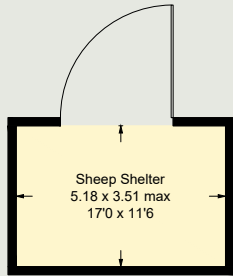


Ground Floor

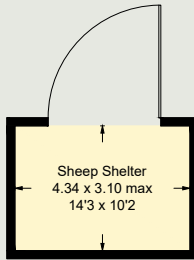


First Floor

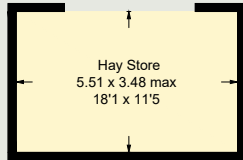
⬜ = Reduced headroom below 1.5m / 5'0"



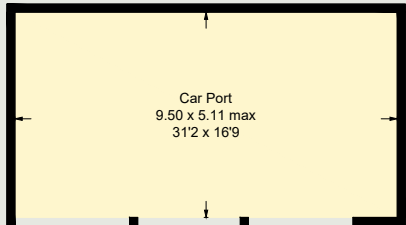
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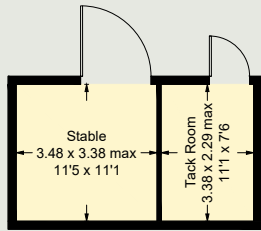
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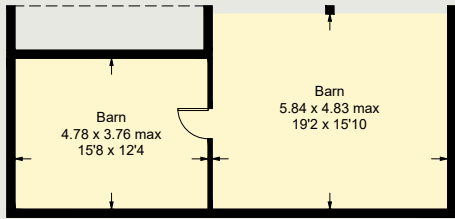
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(Not Shown In Actual Location / Orientation)



Outside

The property has structured outside spaces with ample gravelled parking to the front and side of the barn and different garden areas. There are various outbuildings, including a triple garage, machinery store, workshop, and 12x12 stable and tack room, which are conveniently close to the house. Beyond the front gardens, there is also a hay store.

The grounds are beautifully presented with formal borders, fine lawns, an orchard, a vegetable area, established woodland and paths that connect the property. An ideal garden and outdoor entertaining space to enjoy throughout the seasons.

There are three post and railed paddocks (about 5 acres), a field shelter, and a well-stocked orchard.

In all about 7.5 acres.

Property Information

Tenure: Freehold

Services: Mains water and electricity, private drainage (sewage treatment plant 2023), oil fired central heating. Electric Aga and LPG for the fire in the drawing room. Solar panels (16 kW installed in 2023). EV car charger.

Local Authority: Wiltshire Council

Council Tax: Band G

EPC: D

Guide Price: £1,675,000

Directions (SN16 0HW): What3words: ///jumpy.mixing.takers

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



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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 May 2025. Photographs and videos dated January and April 2025.

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