



📍 Greyfox House Easton Grey, Malmesbury, Wiltshire, SN16 0PW

🏠 Guide Price £975,000

Standing in gardens and grounds approaching 0.3 acre, in an idyllic rural setting, a substantial detached farmhouse retaining a wealth of inherent character and charm.

- Substantial Period Farmhouse
- Retains Inherent Character & Charm
- Idyllic Rural Setting
- Five/Six Generous Bedrooms
- Four Reception Rooms
- Kitchen/Breakfast Room + Utility
- Established Gardens
- Stunning Rural Views
- Grounds Of 0.3 Acre
- Detached Garden Studio

🏡 Freehold

🏠 EPC Rating E



Greyfox House is a fine example of a traditional farmhouse located on the rural edge of this popular village with a thriving local community. With origins dating back to 1857, this handsome property retains a wealth of inherent character and charm and although not listed does stand in the Cotswold Area of Natural Beauty. The generously proportioned interior is arranged over three floors comprising an impressive entrance porch and hallway, a sitting room and a drawing room both rooms featuring impressive open fireplaces. A door from the hallway opens into a spacious farmhouse style kitchen/breakfast room with double doors opening into a light and double aspect dining room. There is a useful utility room off the kitchen.

A turned staircase leads up to the first floor landing with three generous double bedrooms, the main bedroom benefitting from an en-suite bathroom, and a family bathroom. Stairs from the landing rise up to two further large attic bedrooms, an en suite shower room and further bathroom.

Attached to the right hand side of the property is a two storey annexe which is currently being used as a ground floor bedroom with en suite wet room and a first floor study/home studio.

Externally the large gardens extend to the front, rear and side being predominately laid to lawn and stocked with an abundance of plants, shrubs and trees that provide privacy. There is a 27'11 x 14'9 detached studio in the garden with power and light.

SITUATION

Situated on the rural edge of the village, in an idyllic setting with far reaching views over the surrounding countryside. Easton Grey is a particularly attractive and unspoilt village, famous for its 16th century bridge over the River Avon and parish church. Nearby is Sherston, a very desirable, pretty, character village located some five miles from the renowned market towns of Malmesbury and Tetbury on the edge of the Wiltshire/Gloucestershire border. The early stages of the River Avon meander through the valley below the village which is surrounded by beautiful Cotswold countryside ideal for walking, riding and other outdoor pursuits. Sherston has a thriving community and a good number of facilities for a village of its size, which include a parish church, primary school, renowned Rattlebone public house, general store/post office and doctor's surgery. Sporting facilities include cricket, football, tennis and French Boule culminating in a lively tournament hosted in the wide High Street every summer. The village is exceptionally well placed for Badminton and Polo during early May and there is an excellent golf club at Westonbirt. The village is exceptionally well placed for Bath, Bristol, Swindon and the M4 motorway which can be accessed at junctions 17 and 18 both within 10 to 15 minutes drive whilst fast trains operate regularly from Chippenham and Kemble connecting with London Paddington in an hour.

PROPERTY INFORMATION

Tenure: Freehold

EPC Rating: E

Council Tax Band: G

Mains electricity, oil fired heating, septic tank drainage and Gigaclear full fibre broadband.



Easton Grey, Malmesbury, SN16

Approximate Area = 3294 sq ft / 306 sq m

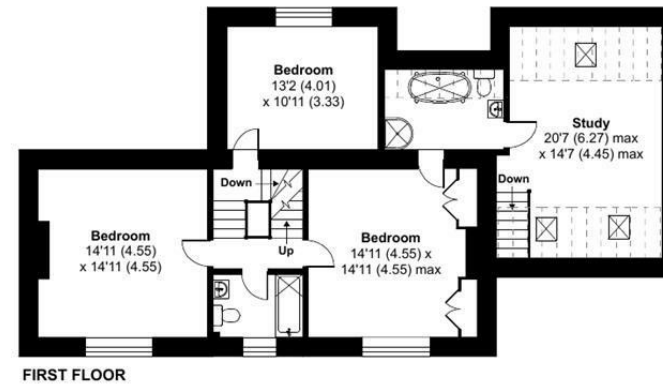
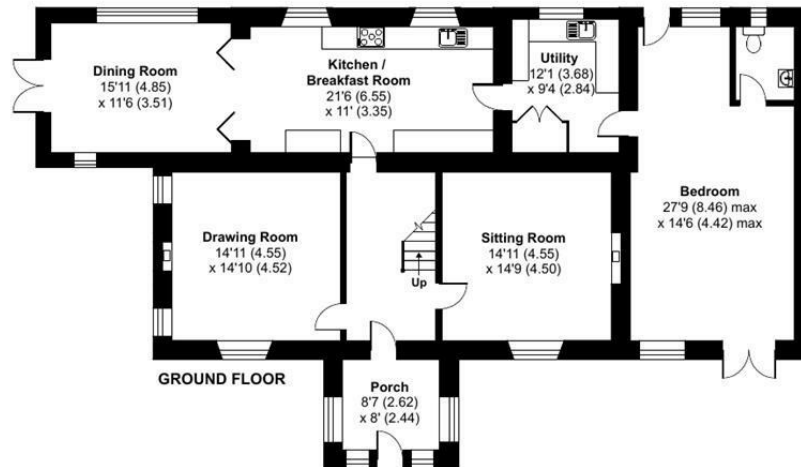
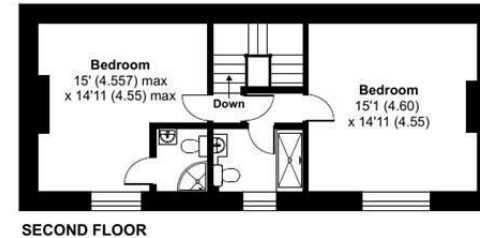
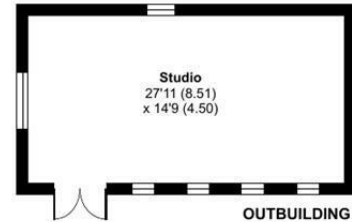
Limited Use Area(s) = 175 sq ft / 16.2 sq m

Outbuilding = 418 sq ft / 38.8 sq m

Total = 3887 sq ft / 361.1 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Strakers. REF: 1254515

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