

Westleaze Stables

Mill Lane, Swindon, Wiltshire





An impressive, detached six bedroom home located in a semi-rural location on the edge of Swindon Old Town.

Swindon mainline railway station 2 miles (London Paddington 45 minutes) | M4 (J.16) 4 miles | M4 (J.15) 5 miles | Marlborough 13 miles
Hungerford 13 miles | Cirencester 17 miles | Bath 37 mile
(All distances and times are approximate)

6-7	5-6	4-5

Summary of accommodation

Main House

Ground floor: Entrance Hall | Dining room | Sitting room | Study | Kitchen/breakfast room | Utility | WC
First floor: Bedroom with en suite, dressing room and terrace | Three further double bedrooms, one en suite | Family bathroom
Second floor: Principal bedroom with en suite and large dressing room | Further double bedroom with en suite

Outbuildings


Coach House: Kitchen/sitting room | Bedroom with en suite
Triple garage | Four stables | Tack room | WC | Workshop
About 1,932 sq ft (179 sq m)


Outside


Parking | All weather riding arena | Garen store | Garden | Paddock
In all, about 2.4 acres


Situation


Times and distances are approximate.


 Westleaze Stables is a substantial family home on the edge of Old Town, the original market town and the newly established Wichelstowe neighbourhood. There are some local shops and restaurants within walking distance of the house and a wide range of shopping and recreational facilities in the town.


 Swindon mainline station 2.6 miles.


 M4 Jct 16 and 17 close by


 The Deanery Academy School, Wichelstowe. Manor Prep, Cricklade. Pinewood School, near Shrivenham.

 Excellent walking and riding on the extensive network of footpaths and bridleways across the region, including the Old Town Railway Path and the Ridgeway.

 VWH Hunt country nearby. Cheltenham, Newbury and Bath racecourses.

 Cotswold Water Park and Nature Reserve.

 Good theatres in Swindon, Cirencester (Barn Theatre) and Oxford.

 Barbury Castle shooting school.



The Property

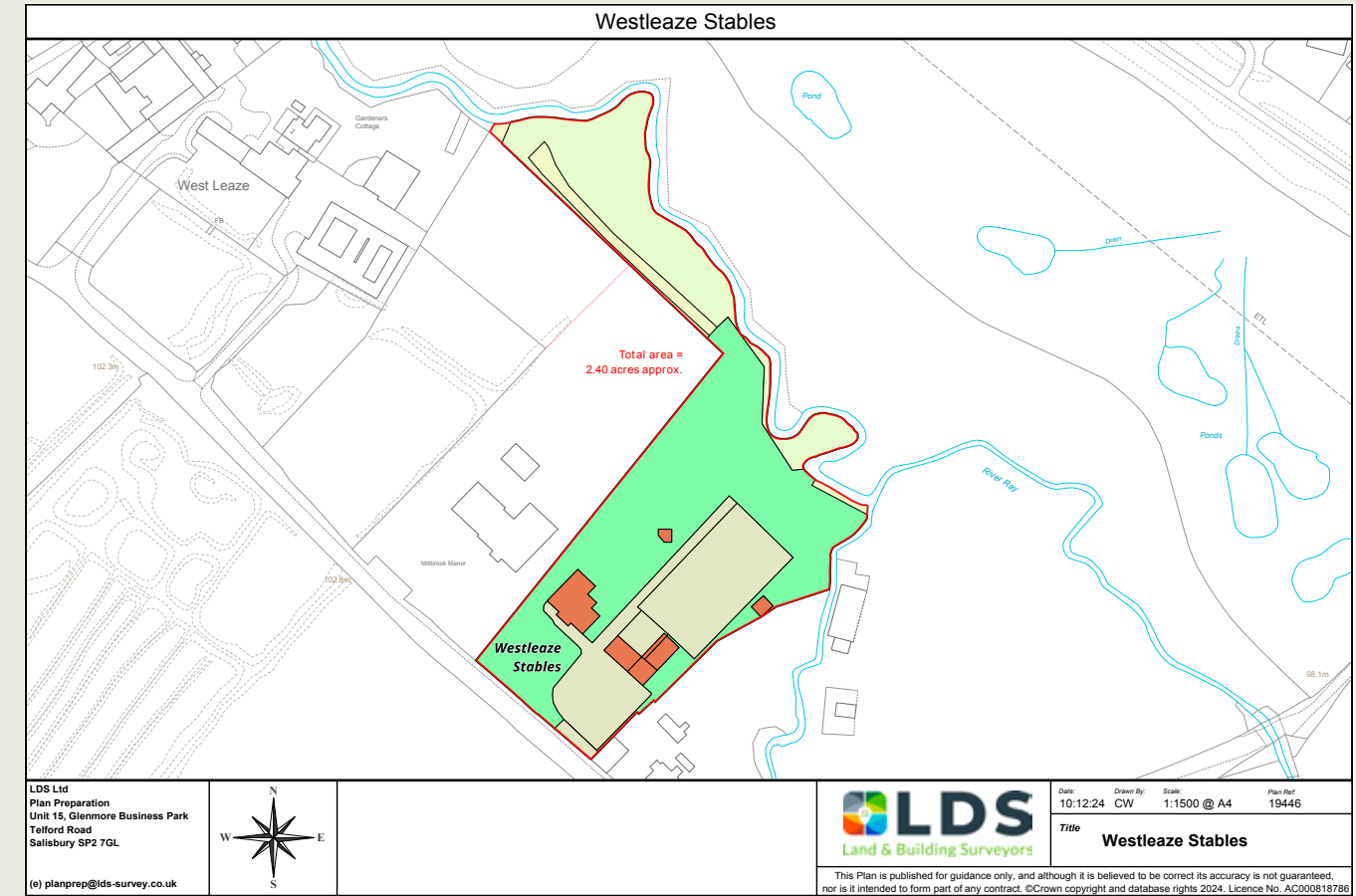
A beautifully presented brick-built family home at the end of a no-through lane with secondary accommodation, garaging, outbuildings and private grounds. In about 2.4 acres.

Westleaze was completed in 2011 to a high standard and briefly comprises well-thought-out living space over three floors. A central hall links all reception rooms, the kitchen, the breakfast room, and the study room. The central staircase leads to an open landing serving four spacious bedrooms with three bathroom/shower rooms between them. On the second floor is an extensive bedroom with a large bathroom, dressing room, bedroom six, and shower room five. All rooms are of good proportion and have views over the grounds or neighbouring paddocks.

It is an ideal property for family living and entertaining and combining work and home life if wanted. Westleaze is finished to a high specification ensuring an efficient and future-proof home.



BEDROOMS AND BATHROOMS



FLOOR PLAN

Approximate Gross Internal Floor Area
Main House: 413.97 sq m / 4,456 sq ft
Outbuilding: 179.5 sq m / 1,932 sq ft
Total: 593.47 sq m / 6,388 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.

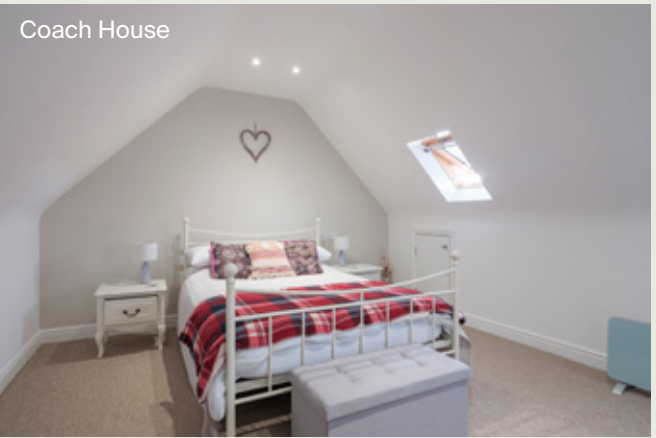
Coach House



Coach House



Coach House



PROPERTY INFORMATION

Gardens and Grounds

Close to the main house is The Coach House, which has a generous open plan three-bay garage and WC. There is extensive parking for residents and visitors. On the first floor is a one bedroom flat, ideal for guests, dependent relatives or letting. Attached is a range of outbuildings and stores, including four stables. To the rear is an all-weather riding arena, which could be used for a tennis court and/ or pool complex (subject to the necessary planning permissions). There is also a garden and paddock that runs down to the stream.

Property Information

Services:

Mains water and private drainage.
Air source heating (2024 system)

Tenure:

Freehold

Local Authority:

Wroughton (Swindon Borough Council)

Council Tax:

G (Main House) and A (Coach House)

EPC:

C

Postcode:

SN1 7HG

What3Words:

///swear.rapid.bride

Viewings:

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



Cirencester
One Market Place
Cirencester, Gloucestershire
GL7 2PE

Rupert Sturgis
01285 882 001
rupert.sturgis@knightfrank.com

Hungerford
Ramsbury House, 22 High Street
Hungerford
RG17 0NF

Rob Wightman
01488 682 726
rob.wightman@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.

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: January 2025. Photographs dated: January 2025. Capture Property 01225 667287.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.