



JAMES PYLE<sup>Co</sup>



**2 Cleeve House, Rodbourne, Malmesbury, Wiltshire, SN16 0EZ**

Handsome Victorian country house

Large plot of 0.77 acres

5 bedrooms, 4 bathrooms

5 reception rooms

Kitchen/breakfast room

2 versatile attic rooms/offices/bedrooms

Private parking and double garage

Elevated peaceful rural setting

Front and rear mature gardens

Potential to update



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

**Guide Price: £975,000**

Approximately 4,051 sq.ft excluding cellar and garage

‘Rurally situated surrounded by peaceful countryside, a substantial home within a charming country house with large mature gardens’



### The Property

2 Cleeve House is an exceptional country property, built as one house in 1895 and has since been divided into three unique homes. No.2 comprises the middle part of the property and offers extensive accommodation which is typically spacious of its era with high ceilings and well-proportioned rooms. The substantial accommodation extends to around 4,051 sq.ft. spanning over three floors and is set within a large, mature plot of 0.77 acres. The property occupies a peaceful rural position surrounded by countryside and set down a no-through country lane on the edge of the hamlet of Rodbourne, 3 miles from Malmesbury.

Notably not listed, the property boasts wonderful period features throughout and has potential for the next owners to put their stamp on it. On the ground floor there are five reception rooms in all plus a kitchen/breakfast room. Entered through a front porch, there is a welcoming dining hall with a rear sitting room off. The principal reception room is the drawing room with a magnificent bay window frontage. A characterful hall has been fitted with a handmade walnut bar and connects to the kitchen/breakfast room which is fitted with traditional country style units and an Aga. A garden room completes the rear flowing superbly to the garden.

There is also a downstairs WC, utility room, and access to the cellar. On the first floor there are five bedrooms, two bathrooms, and an en-suite to the main bedroom. The bedroom positioned at the rear has a charming balcony and views over the fields. The spacious top floor hosts two versatile attic rooms beside a bathroom which can be used as additional bedrooms or offer fantastic offices, ideal for those working from home.

This unique country home is an excellent family-sized home, perfectly configured for everyday family life as well as hosting and entertaining for numerous guests. Equally, the versatile configuration can facilitate ancillary accommodation if desired.

Externally there is a private driveway and a double garage. The front garden provides a lovely outlook with a pond beside a beautiful willow tree. The rear comprises seating terraces wrapping the back of the house and a large level lawned garden surrounded by mature trees and hedges.

### Situation

Rodbourne is a delightful hamlet rurally located amongst beautiful Wiltshire countryside just 3 miles from Malmesbury. Malmesbury is a characterful

ancient hilltop market town situated on the southern edge of The Cotswolds, serving the rural area of North West Wiltshire. The town has considerable architectural and historic interest, with many ancient buildings. It is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Malmesbury has numerous independent shops, pubs and restaurants including a new Aldi, Waitrose store and a regular weekly Farmer's Market. Malmesbury's Primary Care Health Centre is only 5 minutes away and there is an excellent choice of both primary and secondary schools and good recreational and leisure facilities nearby. The neighbouring villages of Great Somerford and Upper Seagry both have popular primary schools and village pubs. The M4 motorway (J17), less than 10 minutes away to the south provides fast road access to the major employment centres of Bristol and Swindon together with London and the West Country. Main line rail services are available from Chippenham and Kemble (Paddington in about 75 minutes). There are many local footpaths and bridleways and the area is well served for cultural and sporting interests. There are cinemas and theatres in Bath, Bristol, Cirencester and Swindon, together with golf courses in Chippenham, Brinkworth, Castle Combe and Minchinhampton. Horse racing can be enjoyed at Bath, Newbury and Cheltenham, while numerous water sports are

available at the Cotswold Water Park in South Cerney.

### Additional Information

The property is Freehold with oil-fired central heating, shared private drainage, mains water and electricity. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

### Directions

From Malmesbury, follow the A429 south towards Chippenham. Take the next left hand turn into Grange Lane towards Rodbourne. Follow the lane for approximately 1.5 miles, then after passing under the bridge, take the next right sign posted to Rodbourne Bottom. Follow the lane to the village and take the left hand turn by the small triangle. Follow the lane to the very end to locate the entrance to number 2 on the right.

Postcode: SN16 0EZ

What3Words: ///equipping.relate.wasp

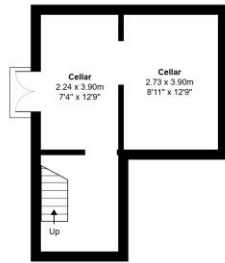




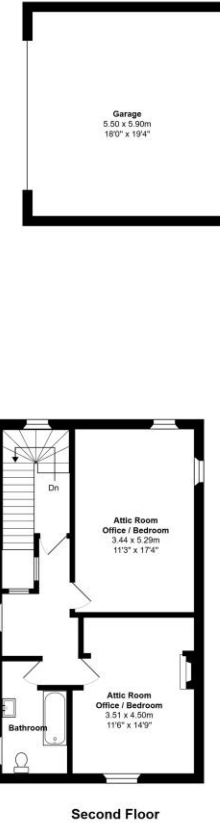
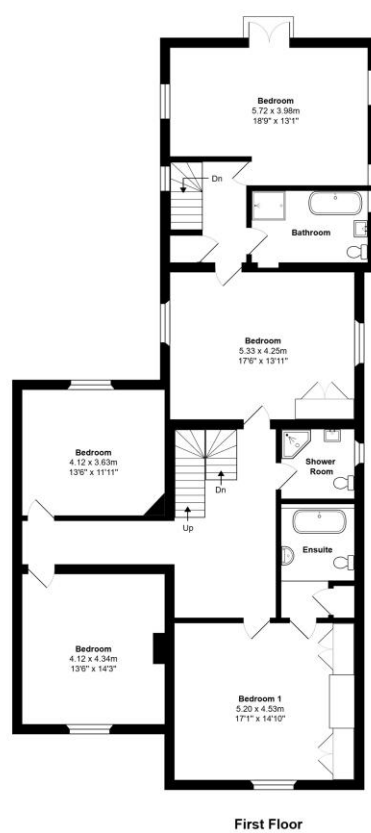
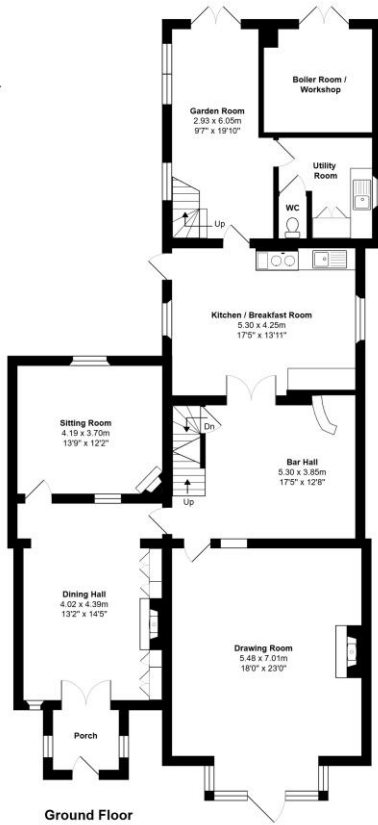
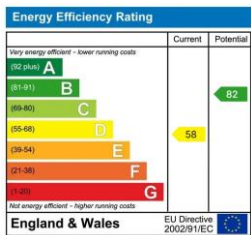
Main House Area: 376.3 m.sq. ... 4051 sq.ft.

Total Area: 435.3 m<sup>2</sup> ... 4685 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Cellar



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COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577