



## GILBOA HOUSE

Brokenborough, Malmesbury, Wiltshire SN16 9SR



AN OUTSTANDING 5,000 SQ FT BARN CONVERSION WITH COTSWOLD STONE OUTBUILDING, ALL OVERLOOKING ITS OWN PASTURE AND YOUNG WOODLAND, IN TOTAL APPROXIMATELY 12 ACRES.

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Postcode: SN16 9SR

What3Words: ///unusable.survived.life

Tenure: Freehold

Services: Mains water and electricity. Oil central heating and hot water. Fibre broadband available

Local authority: Wiltshire District Council

Council Tax Band: G

Guide Price: in the region of £1,850,000

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

## SITUATION

The local village of Long Newnton is under half a mile away and in the Cotswolds Area of Outstanding Natural Beauty.

The local historic market towns of Tetbury and Malmesbury have boutique shops and restaurants, a Waitrose, a Tesco and an Aldi between them, surgeries, and a local hospital is two and three miles away.

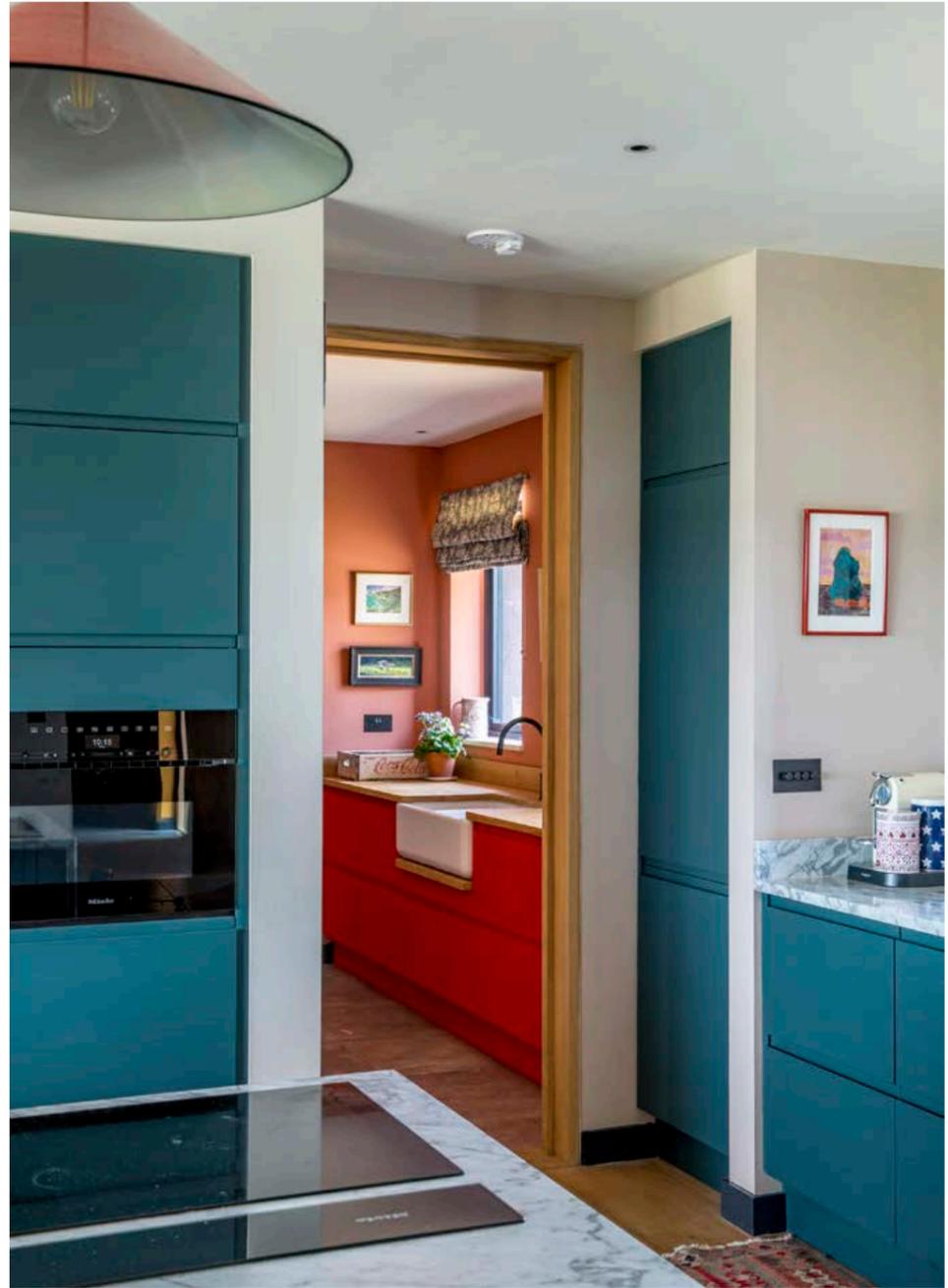
Connections are first class, with Kemble station a short drive away (London Paddington from 68 minutes), Chippenham station 15 miles (London Paddington from 63 minutes and Bristol Parkway from 24 minutes) and the M4 Jct 17 (Chippenham) 10 miles away.

Education is excellent with Westonbirt School, Beaudesert Park, St Mary's and Margaret's Calne, Wycliffe College close by and Primary Schools in Crudwell, Malmesbury and Tetbury.

Sporting opportunities include horse racing at Cheltenham, Newbury and Bath. Polo at Westonbirt and Cirencester. Hunting with the Duke of Beaufort's and VWH. Golf clubs in Minchinhampton, Westonbirt, Castle Combe and Bowood. There are also many stunning walks and rides over local bridleways, footpaths, and lanes. The Westonbirt Arboretum and Cotswold Water Park are popular with all ages.

**Distances:** Tetbury 2 miles | Malmesbury 3 miles | Kemble Station 7 miles | Cirencester 13 miles | Cheltenham 29 miles (All distances approximate).





## THE PROPERTY

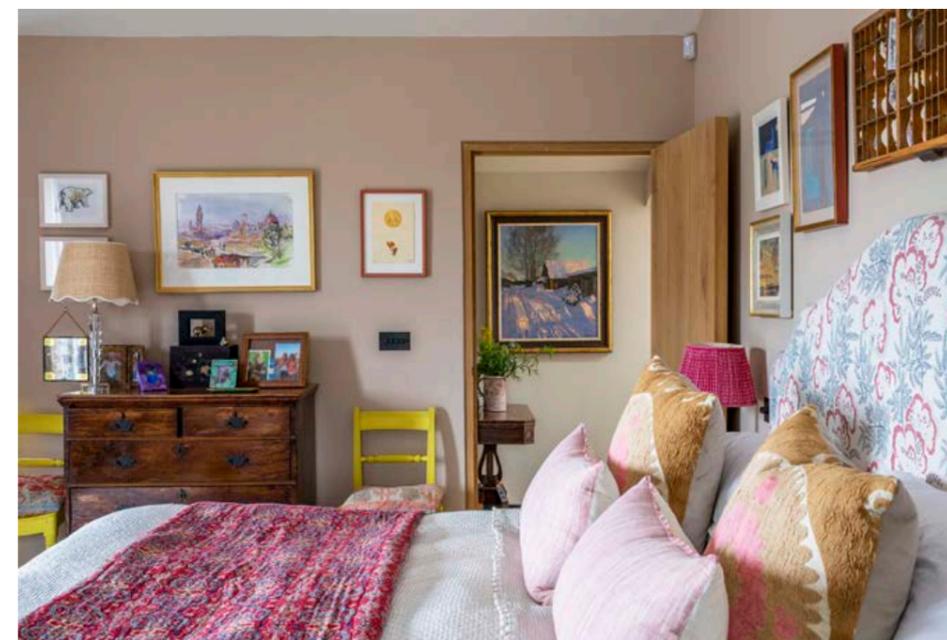
Situated on the pretty Gloucestershire/Wiltshire border about half a mile east of the popular village of Long Newnton, Gilboa House enjoys an excellent country position with far-reaching views. Designed by the vendors, using Cotswold stone with hand-burnt Siberian Larch cladding, and expansive glass doors to create a stylish, naturally light and brilliant contemporary country home.

The spacious open-plan kitchen forms the house's core with open-plan dining and living areas leading to the full height glass doors that open on to the paved terrace with panoramic views over the private paddock to the undulating countryside to the south. In addition, an entrance hall, study, snug, WC, utility/boot room.

On the first floor are four bedrooms and a family bathroom. The principal bedroom has a dressing room, and an en suite bath and shower room. The main guest room has an en suite bath and shower room.

### Ancillary accommodation/studio:

To the north east of the main barn is a versatile wing, designed for two guest bedrooms (bedrooms five and six) and a reception room/studio. The wing is interconnected, plastered and wired, with the opportunity to create staff, letting or guest accommodation, and a home office or studio.







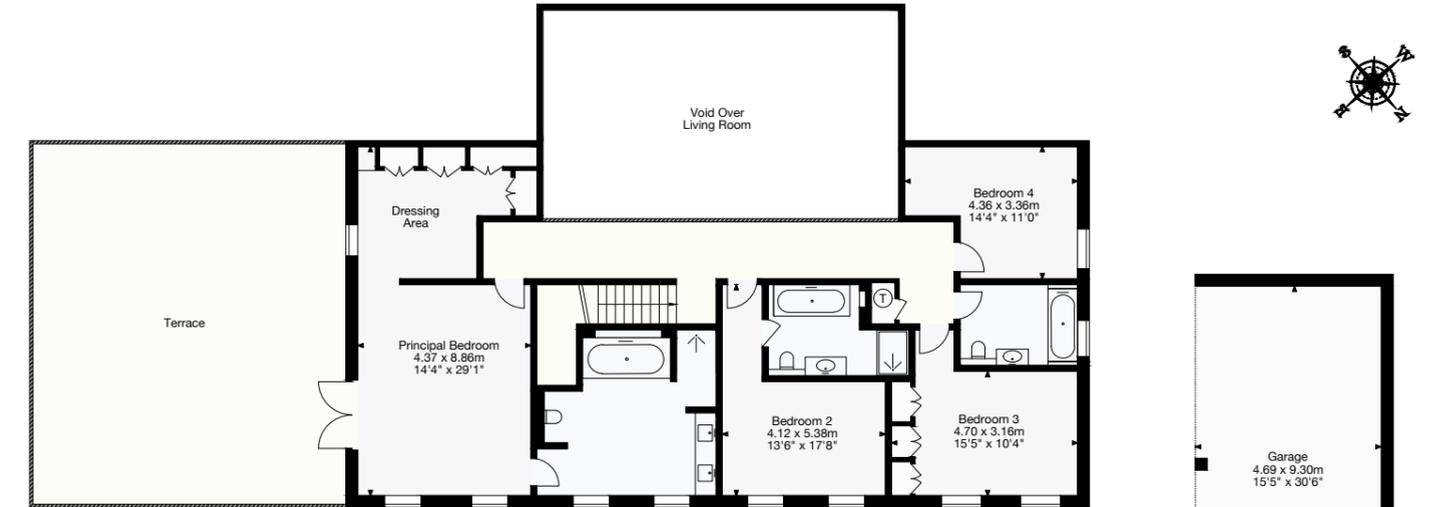
## GARDENS AND GROUNDS

An extensive gravelled parking area is between the house and the Cotswold stone barn. The barns offer excellent garaging and storage, and, subject to the necessary consents, could be extended to include garaging, stables, or a home office.

Predominantly to the south is about 11 acres of land, pasture with newly planted woodland. There is scope to create paddocks, formal gardens, or bring nature to the house's back door.

In all, about 12 acres.



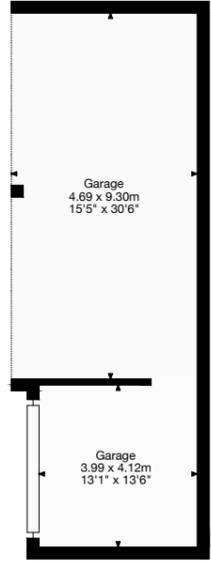


First Floor



Part Completed

Ground Floor



Garage

Approximate Gross Internal Area  
 Main House = 403 sq m / 4,348 sq ft  
 Garage = 60.7 sq m / 653 sq ft  
 Total Area = 463.7 sq m / 5,001 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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