



HIGH GABLES

RODBOURNE, MALMESBURY, WILTSHIRE



A STUNNING FIVE BEDROOM
HOUSE SET CENTRALLY IN ITS
OWN 13 ACRES WITH A SEPARATE
ANNEXE, GARAGING,
OUTBUILDINGS, AND SWIM SPA IN
THIS IDYLIC LOCATION.

   EPC
5/6 5/6 5/6 A

Tenure: Freehold

Services: Mains water and electricity. 2026 Klargester BB Sewage Treatment Plant. Ground and air-source heat pumps provide central heating and hot water. Electricity is supported by Solar PV (x34). EV mains charger. Three domestic storage batteries.

Local Authority: Wiltshire Council

Council Tax Band: G

Directions: What3Words: ///bearable.deep.palaces

Guide Price: £2,350,000

SITUATION

Shops: Great Somerford and Stanton St Quintin village shop/store and post office Malmesbury (Waitrose, Aldi and two Coops) for everyday needs.

Pubs: The Somerford Arms, in Little Somerford, New Inn Startley, The Potting Shed and The Rectory in Crudwell.

Schools: Lea and Garsdon CE Primary School, Charlton Primary School, Malmesbury and Chippenham secondary schools. Westonbirt, Beaudesert, Cheltenham College and Cheltenham Ladies' College.

Motorway: M4 Jct 17 at Chippenham.

Stations: Kemble to London Paddington (from 70 minutes), Chippenham Station to Bristol Temple Meads (from 25 minutes) and Paddington (from 70 minutes).

Walking: Excellent walking and cycling, riding on the extensive network of footpaths, roads and bridleways across the region.

Racing: Cheltenham, Newbury and Bath Eventing, polo and hunting in the locality.

Rugby: Bath and Gloucester. Local clubs in Tetbury, Minety and Chippenham.

Golf: Bowood, Castle Combe, Oaksey and Minchinhampton. Water sports: Cotswold Water Park

Distances: Malmesbury 3.2 miles, Chippenham Station 8.3 Miles (69 minutes to London Paddington), Tetbury 8.7 miles, Kemble Station 10.5 miles (74 minutes to London Paddington), Cirencester 14.8 miles, Bath 24.6 miles, Bristol 27.3 miles, Heathrow 87.5 miles. (All distances and times are approximate).

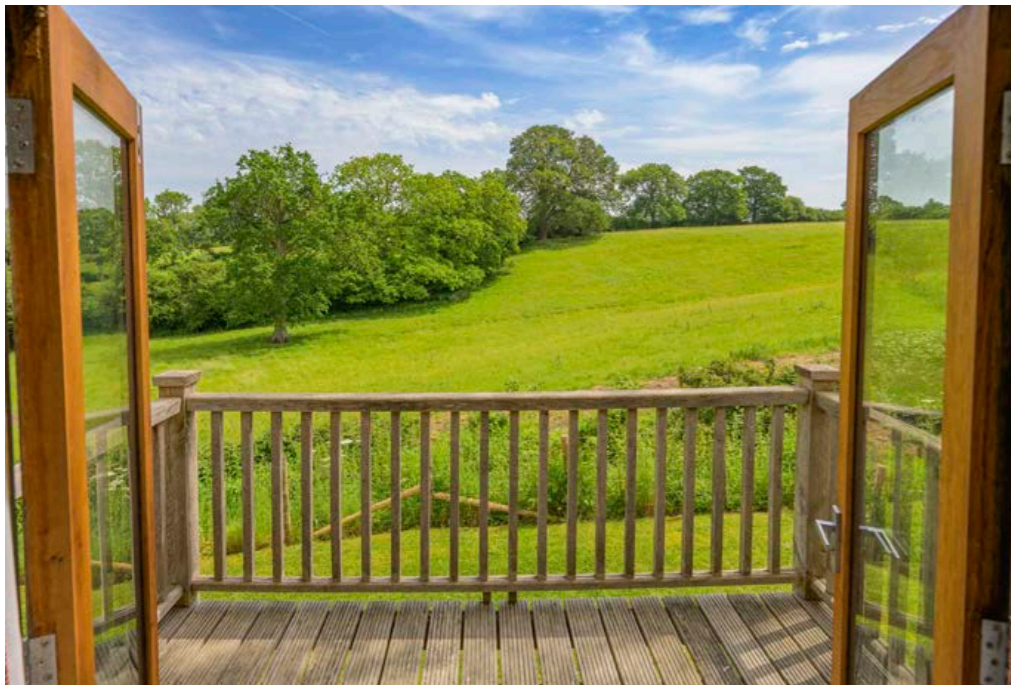


THE PROPERTY

A magnificent and beautifully secluded country house, this exceptional five bedroom residence offers an effortless blend of luxury, space and tranquillity, set at the head of a sweeping private drive and surrounded by approximately 13 acres of its own land. Enjoying far-reaching rural views from every aspect, the property sits up a long driveway off a no-through lane in the charming village of Rodbourne, just south of the historic market town of Malmesbury, with its renowned Abbey, Waitrose and excellent connectivity via Kemble and Chippenham.

Designed for both elegant entertaining and relaxed family living, the house extends to five reception rooms, each of impressive proportions and filled with natural light thanks to extensive glazing that frames the surrounding gardens and countryside. At its heart lies a superb kitchen/breakfast room, complemented by a private cinema room and beautifully arranged living spaces that flow seamlessly into a delightful Mediterranean-style courtyard, an idyllic setting for al fresco dining and summer gatherings.





The principal bedroom suite is a striking vaulted space with a walk-through dressing area, commanding views across the grounds and an atmosphere of complete retreat. All bedrooms feature their own bath or shower, ensuring comfort and privacy throughout.



Separate from the main house, a well-appointed annexe with its own garden and terrace offers outstanding flexibility, ideal for guests, multigenerational living, or a home office with a gym, a games room and storage rooms below.

The home itself is exceptionally energy efficient, achieving the rare EPC rating of A, with a comprehensive system that includes ground and air-source heat pumps, solar panels and battery storage.

GARDENS AND GROUNDS

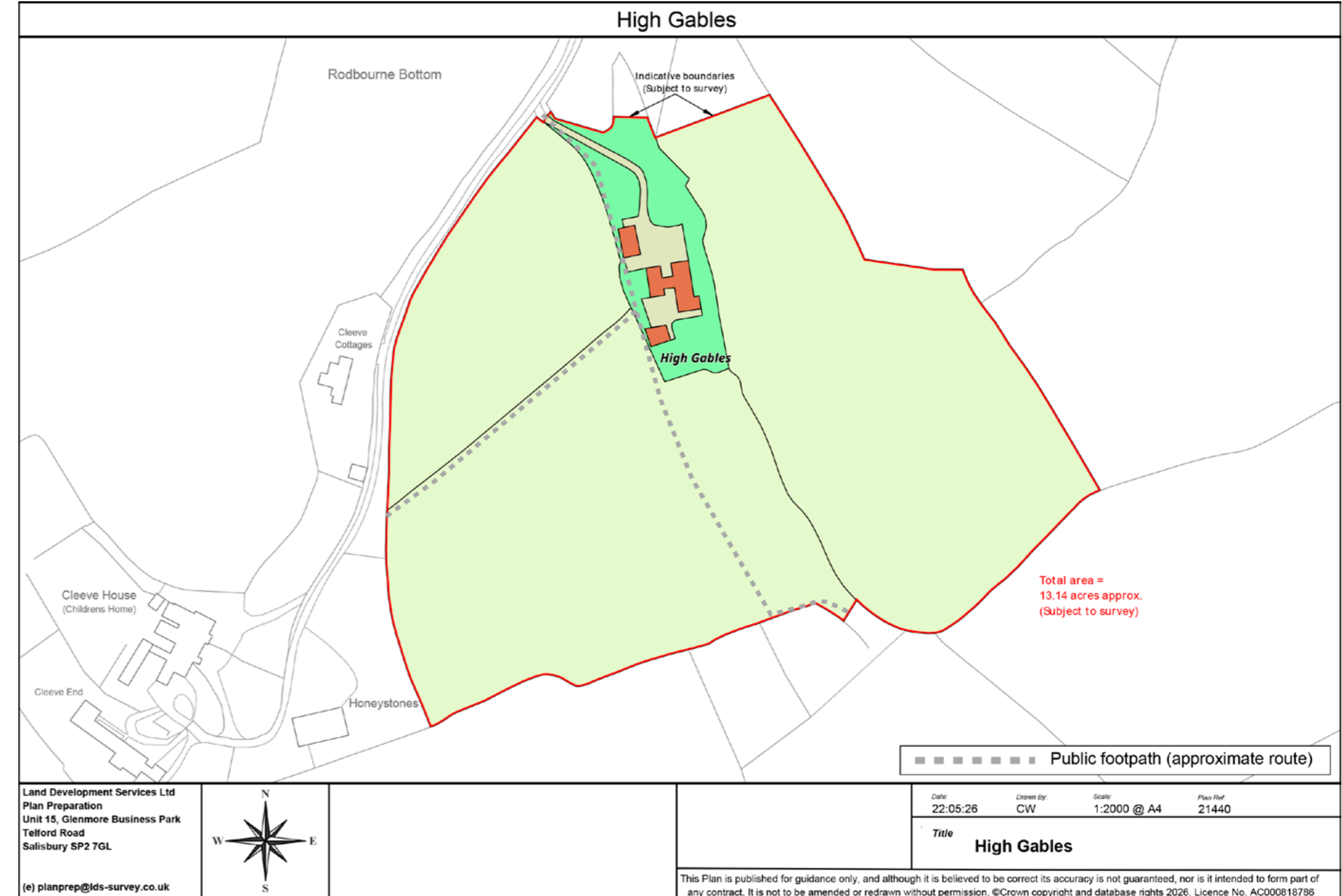
Approached via a generous hard-standing curved driveway with ample parking and an open four-bay garage, this is a rare opportunity to acquire a highly sustainable, beautifully designed country home in an unspoilt yet accessible setting, where privacy, comfort and refined rural living come together.

The gardens and grounds at High Gables are a truly exceptional feature, extending to just over 13 acres and enveloping the house in a beautifully secluded, unspoilt rural setting. The land has traditionally been used for grazing and offers significant potential for equestrian use, with ample space for paddocks and scope for stabling, subject to the necessary consents.

The lifestyle offering is further enhanced by a recently installed swim spa, independently heated by its own air-source heat pump, creating a year-round wellness feature.

The formal gardens are meticulously maintained and thoughtfully arranged to create a series of inviting outdoor spaces, perfectly suited to both entertaining and quiet relaxation. A gently elevated wooded area offers a wonderful sense of privacy and far-reaching views across the surrounding countryside.

To the rear, a particularly enchanting terrace evokes the charm of an Italian courtyard, seamlessly linked to the principal reception rooms and designed for effortless indoor-outdoor living. This elegant space is ideal for al fresco dining and summer gatherings, centred around an impressive swim spa, creating a luxurious and tranquil retreat for year-round enjoyment.





Approximate Gross Internal Area
 Main House = 354 sq m / 3,810 sq ft
 Outbuilding = 60 sq m / 645 sq ft
 Annexe = 48 sq m / 516 sq ft
 Garage, Carport and Store = 98 sq m / 1,054 sq ft
 Total Area = 560 sq m / 6,025 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.



Georgina Mason
 01285 882 004
 georgina.mason@knightfrank.com

Cirencester
 One Market Place
 Cirencester, GL7 2PE

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank 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 Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. 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. 4. 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 must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. 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 June 2026. Photographs and videos dated June 2026. 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.

