

An aerial photograph of a large estate in Rodbourne, Malmesbury, Wiltshire. The main house, "High Gables", is a large, light-colored stone building with a complex roofline featuring multiple gables and dormers. It has a large, paved driveway and a swimming pool. To the right of the main house is a long, single-story outbuilding with a dark roof, which appears to be a garage or workshop. The estate is surrounded by vast, green fields and mature trees. In the background, a small stone ruin is visible through the trees. The overall scene is a lush, rural landscape.

HIGH GABLES
RODBOURNE, MALMESBURY, WILTSHIRE



A STUNNING FIVE BEDROOM
HOUSE WITH A SEPARATE
ANNEXE, GARAGING,
OUTBUILDINGS, AND SWIM SPA IN
THIS IDYLIC LOCATION.
FURTHER LAND AVAILABLE.

			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: £1,999,995

Lot 2 - 7.14 acres - Guide Price: £140,000

Lot 3 - 5.08 acres - Guide Price: £100,000

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 its garden of around 1 acre, with approximately 12 acres of further land available (lots 2 and 3). 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.

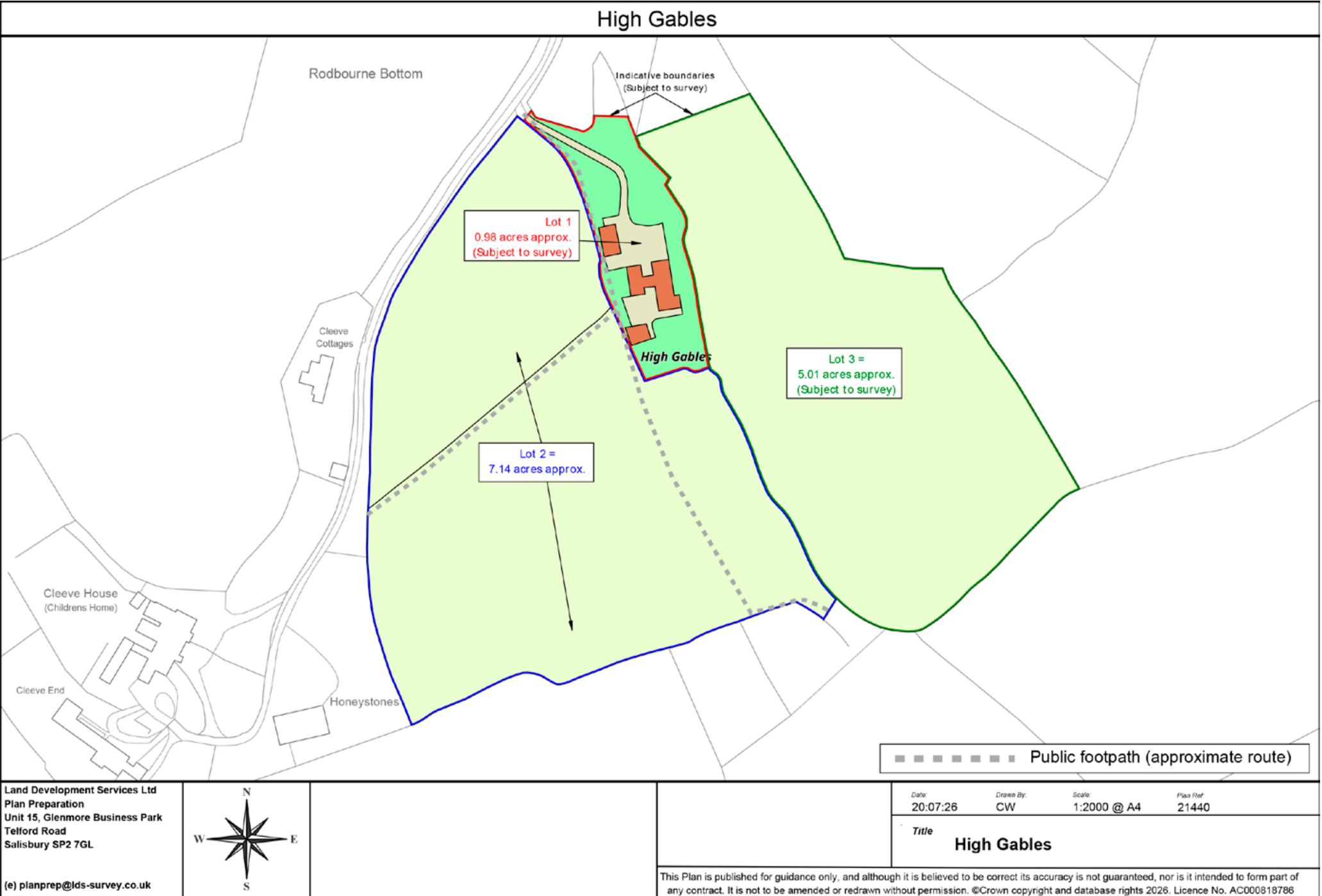
The lifestyle offering is further enhanced by a recently installed swim spa, independently heated by its own air-source heat pump, creating a year-round wellness feature.

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.

LOT 2 AND LOT 3 - (SEE ENCLOSED PLAN)

The gardens and grounds at High Gables are a truly exceptional feature, surrounded by its garden of around 1 acre, with approximately 12 acres of further land available (lots 2 and 3), the land envelops 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.





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.

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