

White Leas, Sopworth, Wiltshire, SN14 6PS

Substantial wing of a 18th Century Manor House
Requires full renovation and refurbishment
5 large bedrooms
2 magnificent reception rooms
Impressive walled gardens of 0.45 acres
Peaceful private setting by the church
Off-street parking and garage
No onward chain



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

Guide Price: £895,000

Approximately 3,013 sq.ft excluding garage

‘In need of full renovation, a stunning wing of a Cotswold manor house set within private grounds of 0.45 acres’



The Property

An exceptional opportunity to restore a significant wing of the historic Sopworth Manor. White Leas is nestled in an enviable, peaceful setting beside the 13th-century village church occupying a private corner plot. Dating back to the 1700s, this impressive and substantial Grade II listed property, was divided into three spectacular dwellings over five decades ago, with White Leas forming the northern wing. The property is presented as a project, requiring full renovation and refurbishment to return it to its former glory.

Extending to over 3,000 sq.ft, this striking home offers period grandeur with enchanting interior features of magnificent tall stone-mullion windows, superb proportions, and generous ceiling heights, complemented by a galleried staircase ascending all three floors. The accommodation briefly comprises two grand reception rooms and a kitchen/breakfast room on the ground floor. The first floor hosts two large bedrooms,

including the principal bedroom with an ensuite, while the top floor offers three further bedrooms.

Set within a beautiful walled garden of approximately 0.45 acres, the property boasts a captivating outside space. Entered through a private gated driveway off Church Lane, there is ample private parking alongside a single garage. The gardens provide a wonderful outlook, abundant with vibrant perennials, expansive lawns, and a particularly charming rose-covered walkway.

Situation

The pretty unspoilt Cotswold village of Sopworth is situated amidst some delightful countryside close to the Gloucestershire border in the heart of Beaufort Country. Sopworth is about 6 miles south west of Tetbury and 6 miles west of Malmesbury. The village, which is set close to the heart of the Badminton Estate, has many fine old houses and cottages, most of which will have formed

part of the Estate at some point. As such the village is largely protected by the surrounding park and farmland. Within striking distance are popular villages such as Sherston, which has a wide range of amenities, Westonbirt with its excellent school and renowned arboretum, and Didmarton with a popular pub. For shopping, Tetbury provides two supermarkets, many antique shops and fine food outlets. Bristol, Bath and Cirencester are within 23, 19 and 18 miles respectively. The surrounding countryside provides a wonderful source of walks and opportunities to ride. Sopworth adjoins Badminton Estate, the home of the Duke of Beaufort and the venue of the Badminton Horse Trials. There is a golf course at Westonbirt and an outstanding course at Minchinhampton.

Additional Information

The property is Freehold with oil-fired central heating on the ground and first floor, and modern electric heaters warming the top floor. It is connected to mains drainage, water, and

electricity. The vendors have advised that asbestos is present in the property which will need to be professionally removed. The property is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Superfast 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 Tetbury take the A433 towards Bath and after 5 miles take the left hand turn just before Didmarton signed posted to Sopworth. Follow the lane to the village and take the left hand turn into Church Lane. Follow to the end of the lane and locate the entrance to the right of the Church.

Postcode SN14 6PS

What3words: ///gentlemen.access.chum

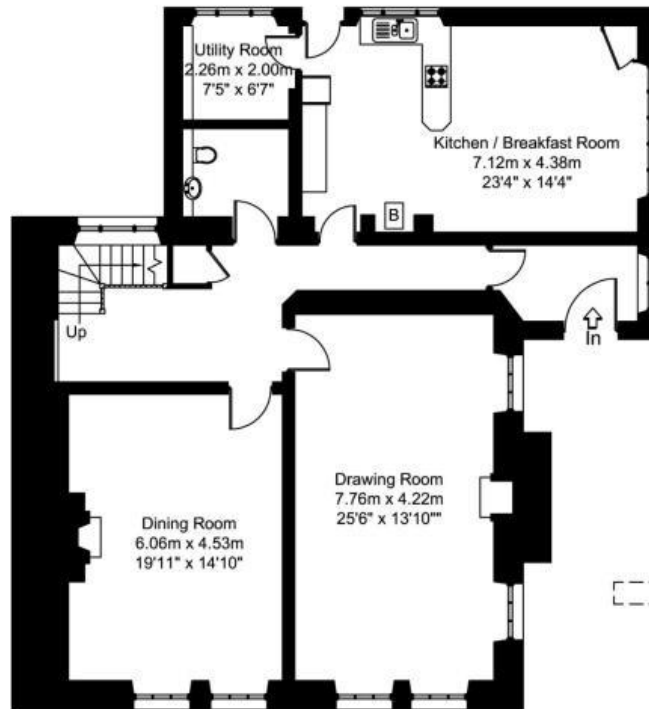


White Leas, Sopworth, Chippenham, Wiltshire

Gross Internal Floor Area Approx :-
House 280 sq metres / 3013 sq Feet
Garage 13 sq metres / 139 sq Feet

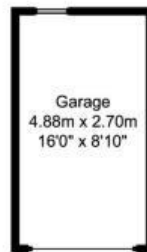
Total 293 sq metres / 3153 sq Feet

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			80
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

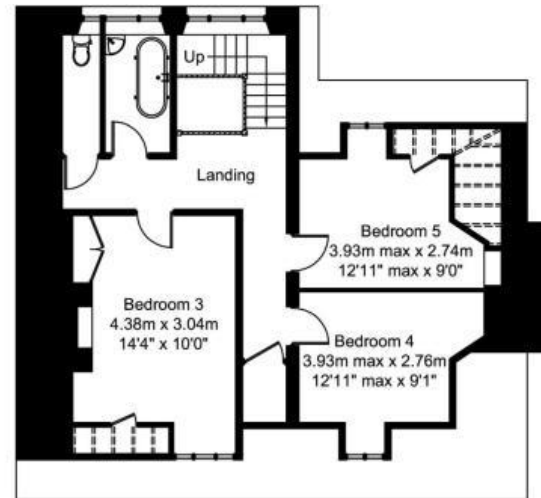


Ground Floor

Simply Plans Ltd © 2011
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--- = Reduced Headroom 1.5m / 5'



Second Floor



First Floor



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