



HOPELANDS

Tetbury Hill Gardens, Malmesbury, Wiltshire



A DETACHED FAMILY HOME WITH SECONDARY
ACCOMMODATION, OFF STREET PARKING AND
BEAUTIFULLY LANDSCAPED GARDENS, SET IN THE
HEART OF MALMESBURY.

Distances: Tetbury 5 miles | M4 (Jct 17) 7 miles | Kemble Station 8 miles (Paddington 73 minutes) | Chippenham Station 10 miles (London Paddington 60 mins) | Cirencester 12.9 miles | Bristol 28 miles | Bristol Airport 38 miles | Heathrow 85 miles.
(All distances and times are approximate).

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

Tenure: Freehold

Services: Main water, electricity, gas and drainage. Solar panels. Under floor heating.

Local authority: Wiltshire Council

Council Tax Band: G

Guide Price: House, annexe and gardens, in all about 0.76 acres - £1,400,000. Paddock, in all about 0.6 acres – available by separate negotiation.

SITUATION

The property is situated on Tetbury Hill, down a private lane called Tetbury Hill Gardens, from which you can access Hopelands private drive.

Malmesbury is a thriving and historic market town, one of the oldest boroughs in England, with a strong sense of community and a rich heritage. Widely regarded as England’s oldest borough, it was once home to King Athelstan, the first King of a unified England. The town is renowned for landmarks including the magnificent Malmesbury Abbey and the historic Old Bell Hotel, reputedly England’s oldest hotel.

The town offers an excellent range of amenities, including highly regarded schools, Waitrose, Aldi and Co-op supermarkets, a vibrant high street with independent shops and boutiques and an eclectic selection of cafés, pubs and restaurants. Consistently recognised as one of the best places to live in the UK, Malmesbury also hosts a variety of cultural events throughout the year and enjoys proximity to renowned events at Charlton Park and Badminton House, including the Badminton Horse Trials, RHS Malvern and the popular Malmesbury Carnival.

A wider range of amenities can be found in nearby Tetbury and Cirencester, while excellent road links provide access to Bath, Bristol, Cheltenham and Swindon. Junction 17 of the M4 is approximately 7 miles away, and regular rail services to London Paddington operate from both Kemble and Chippenham stations, taking around 70 minutes. Heathrow and Bristol airports provide convenient international connections.

The area is exceptionally well served by schooling, with excellent state primary and secondary schools in and around the town, as well as a superb selection of independent schools. These include Beaudesert Park, Westonbirt School, St Mary’s Calne, Cheltenham College, Cheltenham Ladies’ College, Wycliffe College and the Royal High School Bath. Highly regarded grammar schools include Stroud High School and Marling School.



This property offers direct private access to Malmesbury Lawn Tennis Club. Further local facilities and sporting and leisure opportunities are abundant including cricket, rugby and football clubs, leisure centres and golf courses at Westonbirt, Minchinhampton, Castle Combe and Oaksey. The Cotswold Water Park and Westonbirt Arboretum are both within easy reach. Equestrian pursuits are particularly well catered for, with polo at Westonbirt and Cirencester, racing at Cheltenham and Bath, eventing at Badminton, Gatcombe and Dauntsey, and hunting with the Duke of Beaufort’s Hunt.

THE PROPERTY

Hopelands is a substantial and beautifully proportioned five/six bedroom detached house benefiting from a self-contained two bedroom annexe, positioned within the heart of Malmesbury in an idyllic and highly private setting. Occupying an exclusive and peaceful enclave, adjoining Malmesbury Lawn Tennis Club, the property is quietly tucked away yet remains just a short walk from Malmesbury's historic marketplace.

Approached via a long, private gravel driveway, the property enjoys an exceptional degree of privacy, along with extensive off street parking. The house offers light-filled, well-balanced, practical accommodation with generous proportions throughout.

Since purchasing Hopelands, the current owners have invested considerable time and care in upgrading and remodelling the property, including adding under floor heating, enhancing both its presentation and functionality. Thoughtful improvements have created a more natural flow throughout the house, resulting in a highly practical and welcoming family home. The accommodation has been carefully configured to maximise space and connectivity between the principal living areas, while retaining a bright and well-balanced feel, ideally suited to modern family life and entertaining.

A particular feature of the property is the detached self-contained annexe positioned to the side of the house. With its own private entrance and access, it comprises a sitting room, kitchen, two bedrooms and a bathroom, together with a garden area that could be enclosed. Previously utilised for Airbnb accommodation, it offers complete flexibility to meet a purchaser's requirements, whether as guest accommodation, independent living for a relative, a home office, a gym, a studio or a potential income-generating opportunity.

The versatility of Hopelands is one of its greatest strengths. Whether seeking a substantial family home, multi-generational living, space to work from home or additional accommodation with income potential, the property offers a rare combination of privacy, flexibility and convenience, all within one of the Cotswolds' most sought-after market towns.





GARDENS & GROUNDS

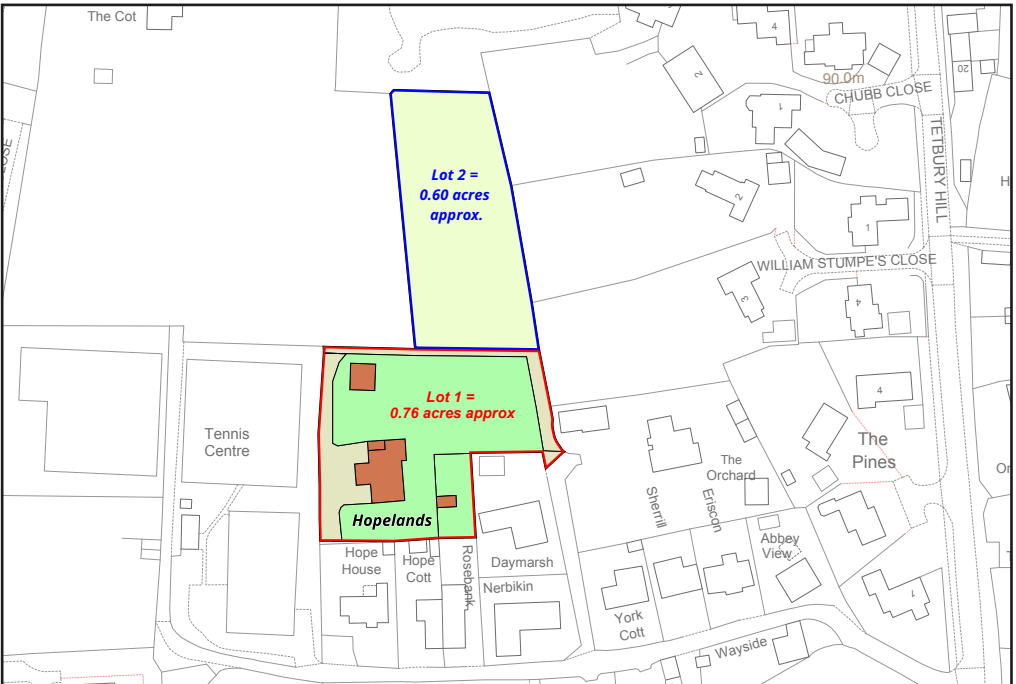
The house sits incredibly well hidden within its plot, approached via a generous gravelled driveway that provides extensive off street parking and a wonderful sense of arrival. The beautifully maintained south-westerly facing gardens enjoy excellent all day sunshine, creating an idyllic setting for both relaxation and entertaining.

Predominantly laid to lawn, the gardens are complemented by well-stocked mature flowerbeds, shrubs and specimen trees, providing colour, interest and privacy throughout the seasons. A further hidden area of the garden offers scope for a variety of uses, whilst a productive vegetable garden and several storage sheds add practicality to the outdoor space.

There is a paddock to the side of the drive available by separate negotiation.

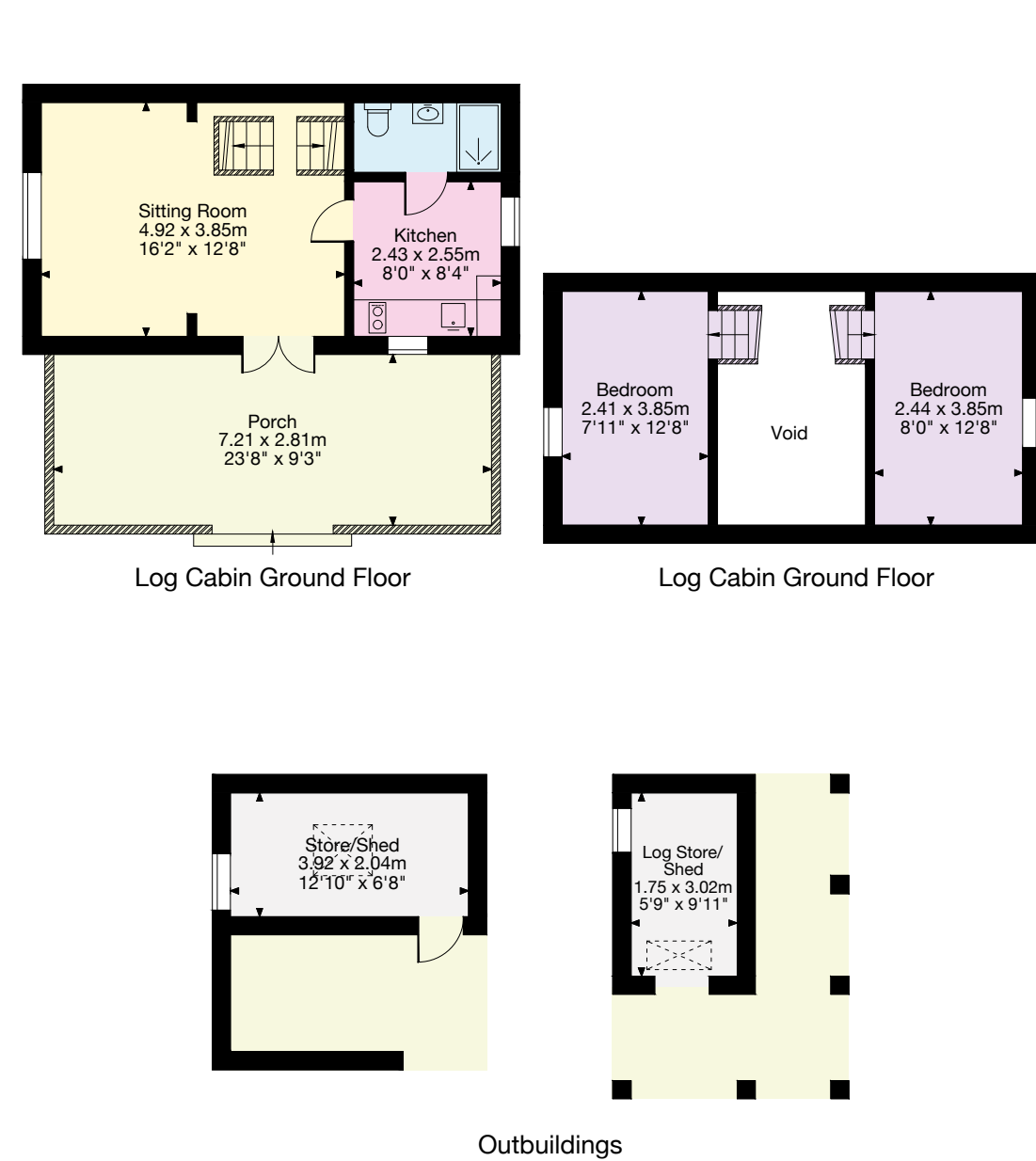
A private gated access to the rear leads directly towards Malmesbury Lawn Tennis Club, while quiet lanes and footpaths provide convenient access into the heart of Malmesbury. The property is ideally placed for the town’s wonderful riverside walks and The Worthy’s, a protected area of open green space with far-reaching views towards Malmesbury Abbey, ideal for dog walking and recreation. The Co-op is within easy walking distance, along with the High Street and Waitrose, ensuring everyday amenities are close at hand whilst retaining a peaceful and secluded setting.







Gross Internal Area (Approx.)
Main House = 348 sq m / 3,746 sq ft
Log Cabin = 49 sq m / 527 sq ft
Outbuildings = 13 sq m / 140 sq ft
Total Area = 410 sq m / 4,413 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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