



JAMES PYLE & CO.



Whiteheath Grange, Corston, Malmesbury, Wiltshire, SN16 0HJ

Impressive 19th Century Cotswold stone house
 Beautiful gardens and grounds of c.3 acres
 Located just 1 mile outside of Malmesbury
 Improved and renovated with utmost attention
 5/6 bedrooms, 3 bathrooms
 4 reception rooms
 Large outbuilding
 Set down a tree-lined driveway with
 countryside views



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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: 08184953

Guide Price: £1,595,000

Approximately 2,852 sq.ft excluding outbuildings

'Tucked down a tree-lined drive, this 19th Century Cotswold stone house is very impressive inside and out'

The Property

Whiteheath Grange is an exceptional detached Cotswold stone house approached over a long, tree-lined driveway and is situated about a mile from the sought after market town of Malmesbury. The house is set within just shy of 3 acres of beautiful gardens, orchard and paddock offering a secluded, private haven to enjoy and a wonderful lifestyle opportunity. Believed to date back to the 1850s the property was a former farmhouse serving the neighbouring Whiteheath House estate. Today the property presents a very impressive turnkey standard for the discerning buyer, having been meticulously and thoughtfully renovated and upgraded.

The elegant accommodation spans over three floors extending in all to 2,852 sq.ft. The ground floor configuration flows superbly from room to room offering a social layout perfect for family life. There are four reception rooms in all. Comprising a reception hall, orangery and a wonderful triple aspect dining and sitting room with a wood-burning stove.

The orangery is a fantastic modern addition overlooking the delightful gardens and taking full advantage of a sunny orientation. The kitchen is equipped with a range of units and integrated appliances and leads to a useful utility room at the rear. On the first floor there are four good-sized bedrooms (the principal bedroom benefitting from an en-suite) and a family bathroom fitted with both a roll-top bath and shower unit. The top floor provides a further bedroom, shower room and versatile sixth bedroom/study. Natural light is evident throughout the well-proportioned accommodation as well as views across the private grounds and surrounding countryside. The property boasts excellent green credentials with a biomass boiler and PV panels, while the kitchen, bathrooms and orangery benefit from underfloor heating systems.

In keeping with the standard of the house, the gardens and grounds of Whiteheath Grange have equally been the subject of much consideration and devotion. Enclosed by Cotswold stone walling, the formal gardens



are positioned to the southerly and westerly aspects and have been carefully planted with vibrant perennial borders surrounding a lawn and adjoining seating terraces. A copse of well-established trees screen the property at the front offering a great deal of privacy. At the rear, there is a wonderful orchard stocked with apple and plum trees beside two greenhouses and kitchen garden. Beyond lies a 1.44 acre paddock lined with trees.

The house is accompanied by a large outbuilding providing a double carport, stables and excellent storage above. This outbuilding has power connected and offers great potential for development subject to any necessary consents. Parking is available in abundance and there is an EV charging point installed.

Situation

Whiteheath Grange is rurally positioned 1 mile south of Malmesbury and on the fringe of the village of Corston. Whilst enjoying a countryside setting, the property is easily

accessible by foot to the town via pavements. Malmesbury is an ancient hilltop town situated on the southern edge of The Cotswolds. Traditionally a market town serving the rural area of North West Wiltshire, the town is reputed to be the oldest borough in England created by Charter in 880 AD by Alfred the Great. Today, the High Street has numerous independent shops, pubs and restaurants. There is also a new Aldi, Waitrose supermarket and a regular weekly Farmer's market. The town has an excellent choice of schools boasting an Ofsted 'Outstanding' secondary school and primary school options. The town also offers good recreational and leisure facilities. The village of Corston has a public house and parish church both within a 1 mile walk from the property. The M4 motorway (J17) to the south provides fast road access to the major employment centres of Bristol, Bath and Swindon together with London and the M5 corridor. Main line rail services are available from Chippenham and Kemble (Paddington in about 69 minutes).







Additional Information

The property is Freehold. Services include an Okofen wood-pellet Biomass boiler providing central heating and hot water, solar panels generating electricity, in addition to mains electricity and water. The drainage was upgraded in 2023 to a private sewage treatment plant. The property is not Listed. Ultrafast Fibre broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. There is a right of way over the first section of the drive in favour of the neighbouring property Whiteheath Farm. Wiltshire Council Tax Band G.

Directions

From Malmesbury, follow the A429 south towards the M4. After approximately 1 mile, locate the driveway entrance to Whiteheath Grange on the right hand side before the Business Park.

Postcode SN16 0HJ

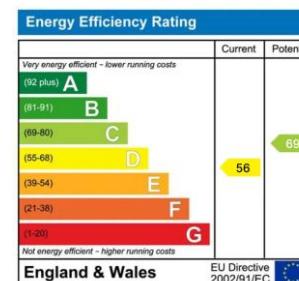
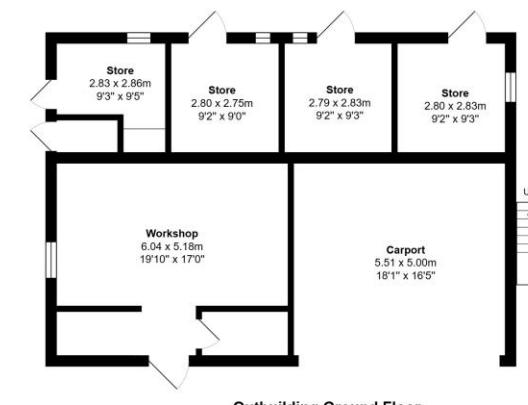
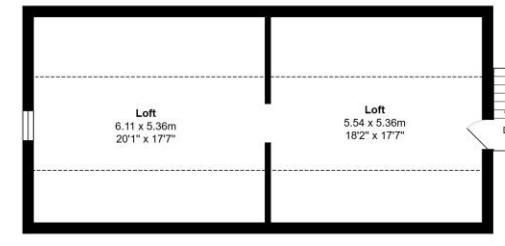
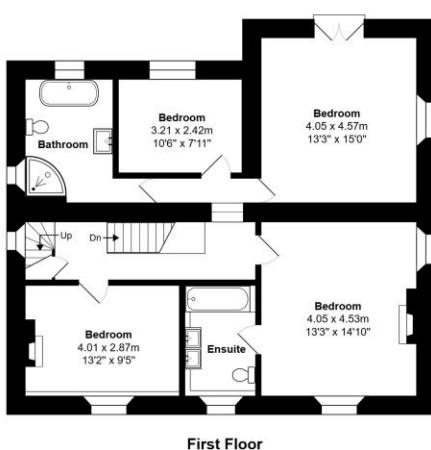
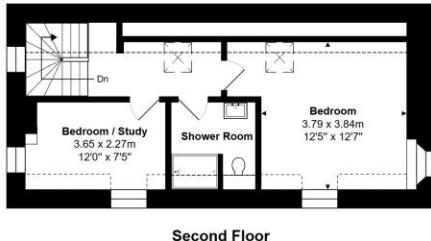
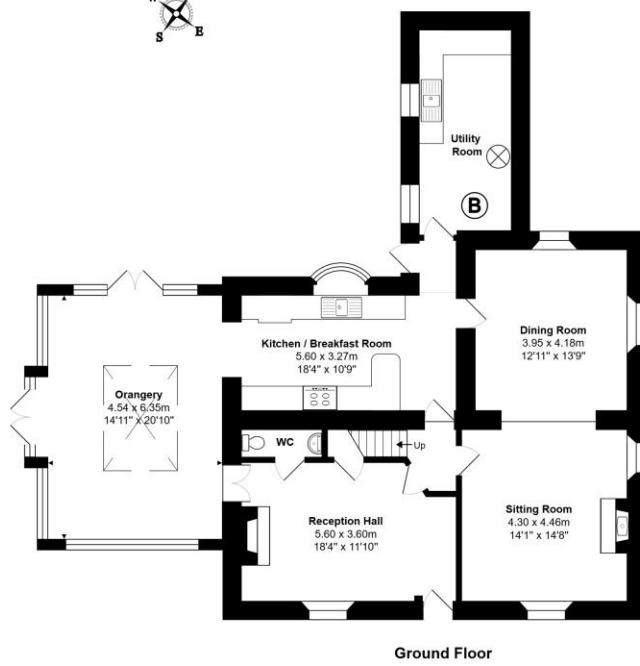
What3words: ///universe.tasteful.thumb



House Area: 265 m.sq. ... 2852 sq.ft.

Total Area: 432.9 m² ... 4660 ft²

All measurements are approximate and for display purposes only



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