Spectacular Grade II Listed Manor House in Easton Grey

£6,500 Per Month

Ruckley House
Easton Grey
Malmesbury
SN16 0PL

Victoria Allman
lettings

SUMMARY

Ruckley House is a stunning Grade II listed manor house in the delightful and historic village of Easton Grey. Located just to the west of Malmesbury on the edge of the Cotswolds, this is a unique and beautifully appointed home.

Alongside fabulous entertaining spaces, generous accommodation and a classic country house aesthetic, there are extensive grounds and gardens as well as a truly special outdoor swimming pool.

Ruckley House is available on a long-term let from mid October.

- Stunning Grade II listed Cotswold Manor House
- Beautiful rural village location west of Malmesbury
- Expansive south-facing gardens & heated swimming pool
- 9 bedrooms, 5 bathrooms
- 4 reception rooms
- Stately country home interiors & period features
- Extensive traditional outbuildings include stabling
- Approx 2.7 acres of land
- EPC Rating E
- Council Tax Band H (Wiltshire)

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E

DESCRIPTION

Dating back to the 17th century and further extended since, Ruckley House is a beautifully appointed home set in around 2.7 acres. As you enter the grounds of the property, there is an attractive gravelled courtyard which extends along the side of the house, giving access to a range of barns and outbuildings. The main entrance to the house is through an elegant courtyard.

On the ground floor, there are four principal reception rooms with views over the gardens which offer excellent space for entertaining. The pick of them is an exceptional drawing room with beautiful fireplace and lots of natural light from the dual-aspect windows. There is a classic Cotswold country house finish that runs throughout the entrance hall, sitting room and dining room. The kitchen is equipped with an Aga and has a separate scullery, pantry and utility room. Other traditional rooms including a breakfast room, nursery and filing room offer flexible living space that can be tailored to suit the needs of modern life.

On the first floor are seven of the nine bedrooms and four bathrooms. The large and light master bedroom stands out with its dual-aspect windows, separate dressing room and ensuite bathroom. There are two further bedrooms and a bathroom on the second floor as well as a large attic space.

Externally, the beautiful formal gardens run to the south of the house as well as a grassed slope with direct access down to the River Avon. As well as the various outbuildings and stables, there is also a delightful outdoor heated swimming pool and pool house, and a hard tennis court.

SITUATION

Easton Grey is a small, picturesque village surrounded by beautiful countryside and set alongside the River Avon around four miles west of Malmesbury on the southern edge of the Cotswolds. The rolling countryside and riverside location offer some great walking trails, including a popular circular walk from nearby Sherston. Whatley Manor, a luxury hotel with a Michelin-starred restaurant, is just down the road and there are great pubs nearby including The Cat and Custard Pot in Shipton Moyne and The Rattlebone in Sherston. The area is well known for its royal connections, with King Charles' Highgrove House and Princess Anne's Gatcombe House both close by. The beautiful Westonbirt Arboretum is around 10 minutes drive away.

Nearby Malmesbury is an ancient hilltop town reputed to be the oldest borough in England. Today, the town offers numerous independent shops, pubs and restaurants as well as a Waitrose store and regular farmer's market. Five miles to the north is Tetbury, a busy historic Cotswold market town offering quality boutiques, delicatessans and antique shops, as well as some excellent restaurants and cafes which contribute to a busy social scene. Highly regarded schools in the area cater for all ages, including various private options to consider nearby.

Conveniently located for the M4 motorway, Easton Grey is within easy reach of Bath, Bristol and Swindon. Mainline rail services are available from Chippenham and Kemble (London Paddington in around 70 minutes).

Ruckley House - showing the rear gardens, swimming pool & outbuildings

Ruckley House, Easton Grey, Malmesbury, Wiltshire

Approximate IPMS2 Floor Area	
House	693 sq metres / 7460 sq feet
Attic Space	57 sq metres / 613 sq feet
Total	750 sq metres / 8073 sq feet
(Includes Limited Use Area	27 sq metres / 290 sq feet)

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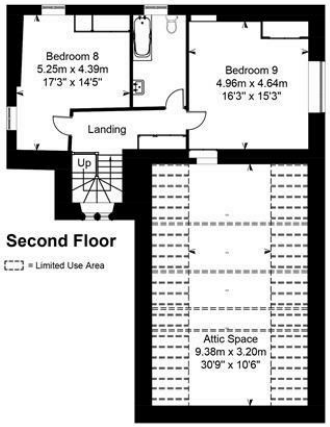
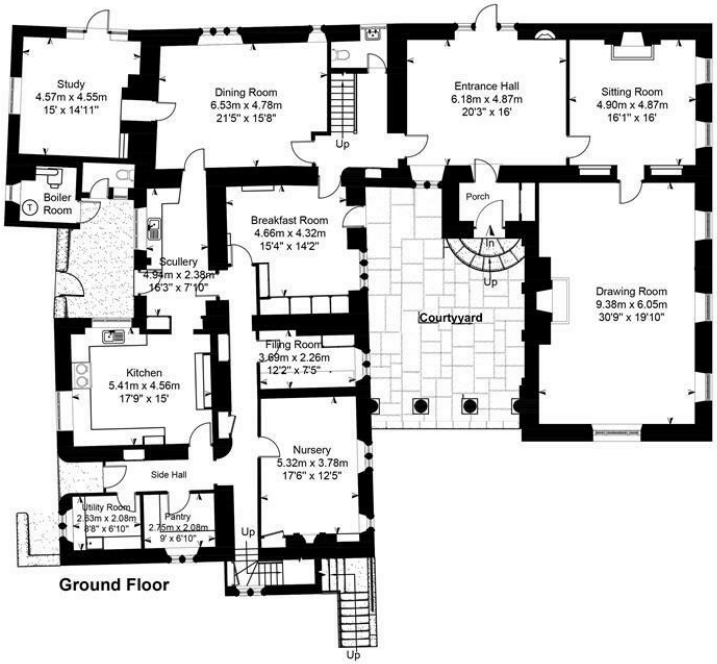
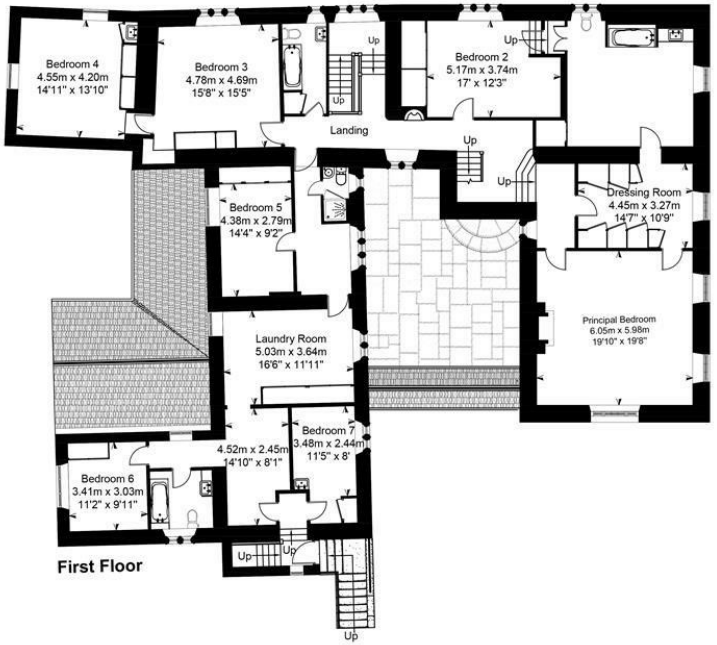
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

Outbuildings
Not Shown In Actual Location Or Orientation

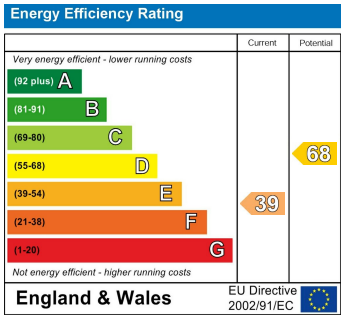






IMPORTANT INFORMATION

We understand the property has mains electricity and water, and a private sewerage treatment plant. There is oil-fired central heating in addition to electric storage heaters which serve the second floor accommodation. Ultrafast broadband is available in this area; mobile coverage is classed as good outdoors – please check the Ofcom website for more information. We are not aware of any issues of potential impact including building safety, planning permission or proposed developments, flood risk, and other restrictions.
These particulars do not constitute an offer or contract. All tenancies are subject to contract, referencing, Right-to-Rent checks and landlord approval.



DIRECTIONS

Head west from Malmesbury on the B4040 in the direction of Sherston. Continue for around 3 miles, passing Whatley Manor Hotel & Spa. Turn left and head into Easton Grey village. Then take the second left and follow the drive to Ruckley House.

Postcode: SN16 0PL

What3Words:
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