

The Dower House Rodbourne, Gloucestershire



TO LET

A detached recently renovated Grade II Listed House, situated on the edge of a working farm

Accommodation

Entrance Porch • Entrance Hall • Sitting Room • Dining Room • Study • Kitchen/Breakfast Room • Utility Room/Scullery • Cloakroom

First Floor: Master Bedroom with Dressing Room & En-suite Bath/Shower Room • Guest Bedroom with En-suite Shower Room • Bedroom 3 with Jack & Jill Shower Room

Second Floor: 2 further Bedrooms ideal as guest Bedrooms/Study areas

Gravel driveway with parking for several cars. Lawned garden to the front. Gravelled courtyard to the rear of the property and several stone outbuildings.

Description

This charming Grade II listed property has been renovated throughout, blending original features with modern finishes. Carefully restored and updated, it offers character, comfort, and contemporary living in a unique setting. The property is located on the edge of the village of Rodbourne, situated on a working farm.



Situation & Amenities

Malmesbury 3.5 miles • Tetbury 7 miles • Cirencester 15 miles
Kemble Station 10.5 miles
(all distances approximate)

Rodbourne is a picturesque Cotswold village surrounded by rolling Gloucestershire countryside, offering a peaceful rural setting while remaining conveniently located for nearby market towns including Malmesbury and Cirencester.

The area benefits from excellent walking and cycling routes, a strong local community, and easy access to a range of everyday amenities, schools, independent shops, pubs, and leisure facilities in the surrounding villages and towns.

Good road links provide straightforward connections to the M4, making it well placed for commuting to Swindon, Bristol, Bath, and beyond.

Fixtures and Fittings

Available to let **Unfurnished**. Oil fired Aga, separate electric oven and hob. Space for dishwasher and fridge freezer. Utility Room: Space for washing machine and tumble dryer. Woodburners in the drawing room and sitting room.

Services

⚡ Main Electricity 🚰 Mains Water 🚽 Septic Tank Drainage 🌿 Biomass Heating

📶 Telephone and broadband availability subject to packages and transfer regulations (Starlink internet available). Accessibility can be checked online via; checker.ofcom.org.uk

Outgoings

The tenant(s) will be responsible for all outgoing and running costs during the tenancy, to include Council Tax and 5 weeks rent as security deposit. Wiltshire Council – Tel: 0300 4560100. Council Tax Band G

Viewings Strictly by appointment – Tel: 01993 822325

Directions: SN16 0EX

From Malmesbury, travel on the A429 towards Chippenham and Corston. After approx. 2 miles, in the village of Corston, immediately past The Radnor Arms on the right hand side, turn left into Rodbourne Road, signed to Rodbourne. Continue for approx. 0.7 miles where the driveway to The Dower House will then be found on the left hand side immediately after the signpost to Rodbourne Bottom Cleeve House.

What3Words: `///crunch.ribcage.screamed`









BRITISH
PROPERTY
AWARDS

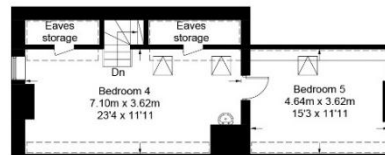
2025 - 2026

★★★★★

GOLD WINNER

LETTING AGENT IN
BAMPTON, BURFORD
& CARTERTON

The Dower House, Rodbourne Road, Rodbourne, Malmesbury, SN16 0EX



Second Floor
44.3 sq m / 477 sq ft



Ground Floor
137.9 sq m / 1484 sq ft



First Floor
138.9 sq m / 1495 sq ft

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Approximate Gross Internal Area = 321.1 sq m / 3456 sq ft
(Excluding Eaves Storage)

Illustration for identification purposes only, measurements are approximate, not to scale. (ID1335662)



Disclaimer

These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. Neither Butler Sherborn LLP, nor the landlord, accepts responsibility for any error that these particulars may contain however caused. Neither the partners nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. Please discuss with us any aspects which are particularly important to you before traveling to view this property.



Burford Office

2 Lower High Street, Burford,
Oxfordshire, OX18 4RR
T 01993 822 325
E vanessa@butlersherborn.co.uk
E karen@butlersherborn.co.uk
www.butlersherborn.co.uk