

DOVE HOUSE

— HANKERTON —







# DOVE HOUSE, HANKERTON, MALMESBURY, SN16 9JZ

**Main House:** Reception hall • Drawing room • Sitting room • Playroom • Study • Library • Kitchen/ Dining room • Utility • 5 bedrooms • 3 bathrooms • Dressing room

**Annexe:** Bedroom • Bathroom • Kitchen • Double garage • Wine Store • Store

**Stables:** 2 Loose boxes • Tack room • Cloakroom

## A sensational country house set in circa 4.5 acres of beautiful gardens and grounds

### Description

Dove House, accessed via a sweeping driveway, is a sensational country home, beautifully renovated with charm and character throughout. The owners have been mindful to create a contemporary home with bright and light living spaces and cosy corners, whilst retaining many original features and the beauty of the house.

The fabulous entrance hall with its impressive fireplace and double fronted wood burner sets the tone for this stunning home which is welcoming, elegant and delightfully styled.

The adjacent drawing room is beautifully laid out to allow for an abundance of natural light and come into its own when entertaining guests.

Along the hall, the sitting room with exposed beams and open fireplace with

wood burner is a great spot for lazy Sundays unwinding in front of the fire with a good book.

The kitchen/ dining room is a clearly the heart of the house and a wonderful space in which to entertain family and friends. Ideal for everyday family life, the glass and oak framed dining area is spacious and welcoming and the kitchen is superbly kitted out with modern appliances and plenty of worktop space and discreet storage. The cream electric Aga adds extra warmth in the colder months and the kitchen island is perfect for evening catch ups whilst cooking up a feast and morning coffees before the school run.

The playroom, adjacent to the kitchen, is perfectly positioned for keeping an eye on the children during play dates and is wonderfully bright and light with its

roof lantern ceiling and large windows overlooking the garden. This room can equally be closed off from the kitchen and make a lovely yoga studio or home gym.

The study is ideal for working from home and could equally make a superb home cinema. The library at the foot of the back stairs is a super addition to the ground floor.

The utility room keeps all the muddies, wellies, laundry and dog beds out of the way and has direct access to the rear garden.

The first floor is accessed via two separate staircases and comprises a master bedroom with dressing room and en suite bathroom with his and her washbasins, a freestanding bath and a double walk-in shower. There are four further bedrooms and two bathrooms.

All the rooms have been beautifully designed with comfort in mind and provide ample discreet storage.

Outside, the annexe offers further accommodation on the first floor which comprises a bedroom, bathroom and kitchen. The ground floor features a double garage, store and wine store.

In the stable block there are two loose boxes, a tack room and a cloakroom.

The gardens are predominantly laid to lawn, interspersed with delightful herbaceous borders and seating areas. There is a children's play area, a healthy vegetable garden and a large paddock to the rear. The terrace is wonderful for al fresco dining in the summer months and for hosting BBQs and gatherings. In all circa 4.5 acres.

## Location

Dove House is situated in the pretty village of Hankerton, a beautiful Cotswold village close to Malmesbury, with wonderful country walks on the doorstep, a stunning Church and a vibrant community.

Nearby Crudwell is home to the popular Potting Shed gastro pub and The Rectory, a superb boutique hotel/restaurant, amongst other dining spots, the village has an active Church and a Church of England Primary School and a preschool, a post office and plenty of entertainment on offer with a playground and sports pitches/tennis courts.

The historic town of Malmesbury, with its handy Waitrose, is 5 miles away. Beautiful Tetbury, with its arboretum, is only 7 miles away. Both towns offer a selection of independent shops, cafes and restaurants and everyday shopping facilities.

Known as the "Capital of the Cotswolds", Cirencester, only a short drive north, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting boutiques, restaurants, cafes and twice weekly markets. Sporting opportunities are abundant.

Communications in the area are very good with the M4 Junction 17 providing access to Bristol, the South West, Wales, London and Heathrow. Nearby Kemble offers a regular train service to London Paddington.

The area offers an excellent choice of schooling, including outstanding State and Grammar Schools such as Oaksey and Crudwell Primary schools, and a wide range of reputable private schools such as Westonbirt, Beaudesert Park, Pinewood and St Mary's Calne to name but a few.



*Malmesbury 5 miles  
Kemble Station 6 miles  
(London Paddington 75 mins)  
Tetbury 7 miles  
Cirencester 10 miles  
M4 (Junction 16) 14 miles  
Cheltenham 27 miles  
Bath 31 miles*

All distances and times are approximate











## General Information

**Tenure:** Freehold.

**Services:** Mains water and electricity and drainage. oil-fired central heating and PV solar panels heating for the hot water.

**Postcode:** SN16 9JZ.

**Viewing:** Strictly by appointment through Sharvell Property Ltd.

**Fixtures and Fittings:** Only those mentioned in these sales particulars are included in the sale. All others are specifically excluded but may be made available by separate negotiation.

**Local Authorities:** Wiltshire District Council.  
Bythesea Road, Trowbridge, Wiltshire BA14 8JN.  
T: 01249 706 111. Council Tax Band G.







# Dove House, Murcott, Hankerton, Malmesbury, Wiltshire

House Approximate IPMS2 Floor Area 450 sq metres / 4844 sq feet  
 Garage 47 sq metres / 506 sq feet  
 Annex 29 sq metres / 312 sq feet  
 Stable Block 55 sq metres / 592 sq feet

Total 581 sq metres / 6254 sq feet  
 (Includes House Limited Use Area 12 sq metres / 129 sq feet)  
 (Includes Annex Limited Use Area 9 sq metres / 97 sq feet)

Simply Plans Ltd © 2021

07890 327 241

Job No SP2505

This plan is for identification and guidance purposes only.

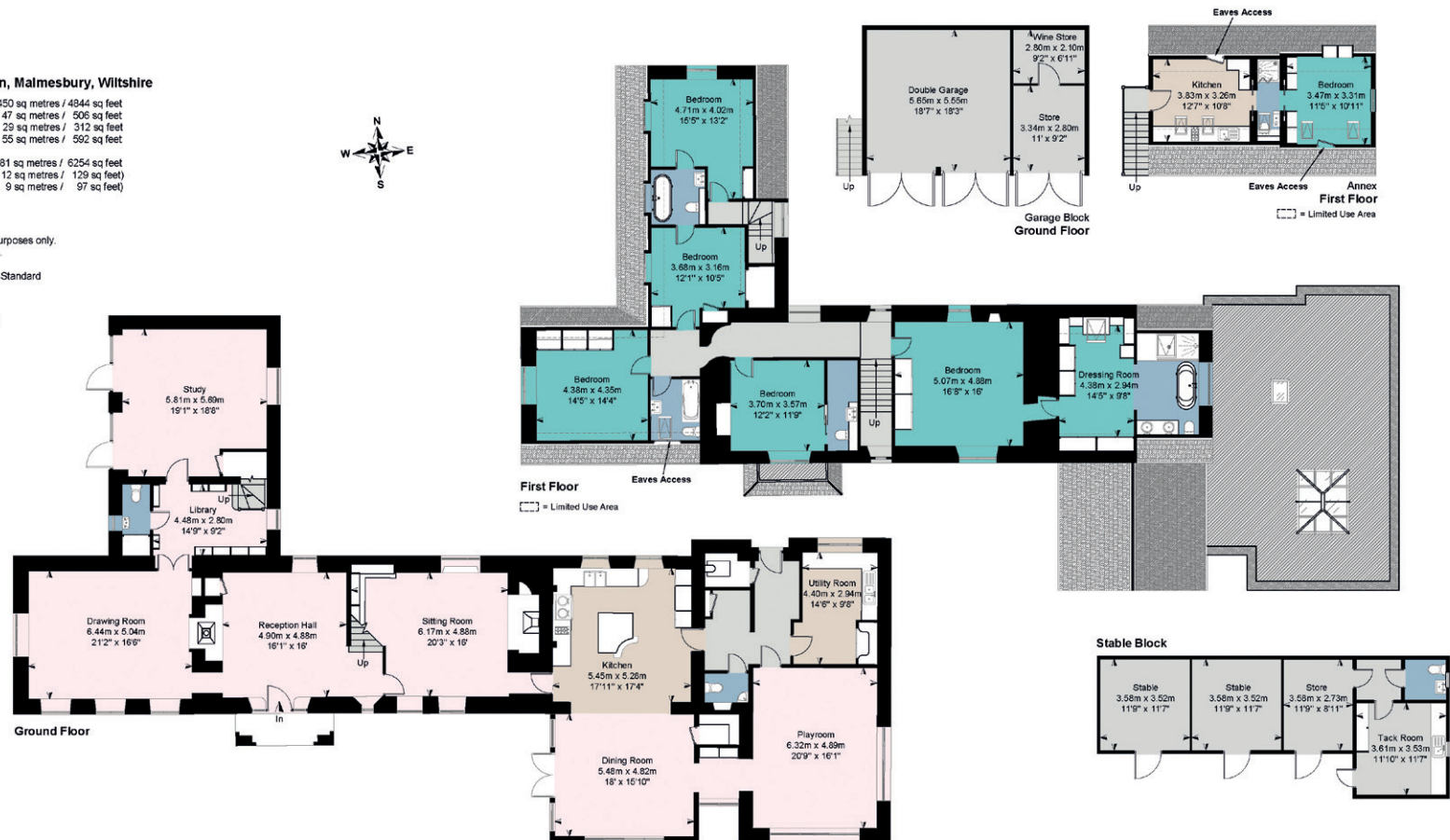
Drawn in accordance with R.I.C.S guidelines.

Not to scale unless specified.

IPMS = International Property Measurement Standard

Outbuildings

Not Shown In Actual Location Or Orientation



SHARVELL PROPERTY  
 — THE COTSWOLD ESTATE AGENCY —

t: 01285 831 000 | e: office@sharvellproperty.com

Rowan Tree House, Robinson Lane, Woodmancote, Cirencester, Gloucestershire, GL7 7EN

www.sharvellproperty.com

If you require this publication in an alternative format, please contact Sharvell Property Ltd on T: 01285 831000. IMPORTANT NOTICE: Sharvell Property Ltd, their client and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Sharvell Property Ltd have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Details September 2021.