

LEIGH HALL

— LEIGH —



LEIGH HALL, LEIGH, NEAR ASHTON KEYNES, WILTSHIRE, SN6 6RD

Entrance Hall • Sitting Room • Drawing Room • Dining Room
Kitchen/Breakfast Room • Study • Pantry • Laundry/ Boot Room
Cloakroom • 6 bedrooms • 5 Bathrooms • Landscaped Gardens
Paddock • Double Garage • Outbuildings • Private Parking
Set in circa 2 acres

A sensational country home in a spectacular setting

Description

Leigh Hall, which is not Listed, is a distinguished and beautifully presented country house that combines timeless Georgian elegance with modern comfort. Approached via a sweeping gravel driveway lined with mature lime trees, the property enjoys a peaceful and private setting while remaining conveniently close to local amenities.

This remarkable period home has been beautifully renovated throughout. Great care has been taken to preserve its period charm and architectural integrity while incorporating thoughtful modern improvements, including double glazing throughout. The result is a warm, welcoming, and comfortable home that retains all the character and grace of its heritage.

The accommodation is light-filled and generously proportioned, with excellent ceiling heights and delightful

views over the gardens and grounds from most rooms.

A magnificent reception hall provides an impressive introduction to the house and gives access to the principal living spaces. The south-facing sitting room and drawing room, both featuring elegant sash windows and attractive fireplaces, offer exceptional spaces for both relaxed family living and formal entertaining.

Across the hall, the study/library provides an ideal home office or peaceful reading room. The formal dining room is perfectly suited to hosting dinner parties and leads through to the heart of the home: a superb bespoke kitchen. Featuring a traditional double Aga, the kitchen is bright and spacious, with an extended garden room area incorporating a roof lantern and French doors opening onto the terrace, allowing for an abundance of natural light.

Additional ground-floor accommodation includes a practical boot room and laundry, a pantry, and a cloakroom.

The first floor, accessed via two separate staircases, comprises four generous double bedrooms and four bathrooms, including one en suite. A striking central landing overlooks the driveway and gardens and benefits from large sash windows that create a wonderfully bright atmosphere. Extensive built-in storage has been thoughtfully integrated throughout.

On the second floor are two further bedrooms and a family bathroom, offering flexible accommodation for guests, children, or additional workspace.

Outside, the beautifully maintained gardens are predominantly laid to lawn, interspersed with colourful herbaceous borders that provide interest throughout the seasons.

A generous terrace creates a wonderful outdoor living space, perfect for al fresco dining, entertaining guests, or simply enjoying sundowners on warm summer evenings while taking in views across the gardens and adjoining paddock.

The grounds offer a superb sense of space and privacy, with approximately 2 acres of land. A double garage sits conveniently to the side of the house, complemented by extensive driveway parking. To the rear, a collection of useful outbuildings, including a workshop and various stores, offers excellent flexibility for hobbies, storage, or home-working requirements.

Altogether, the property presents an exceptional lifestyle opportunity, combining country living with generous outdoor space.

Location

Leigh Hall is located on the edge of the pretty village of Leigh, only a few miles from Ashton Keynes and Cricklade, a delightful market town with a thriving village community.

The historic towns of Malmesbury and Tetbury are a short drive away and with their selection of lovely boutiques, antique stores and cafes, offer everyday shopping facilities and schooling, whilst more extensive shopping can be found in the larger towns of Bath or nearby Cirencester.

Known as the "Capital of the Cotswolds", Cirencester, 7 miles north east, is a hub of vibrant cultural life known for its beautiful limestone townhouses, exciting independent shops, restaurants, cafes and twice weekly markets.

The area offers an excellent choice of schooling and includes superb public, state and grammar schools such as Pinewood, Beaudesert Park, Powells, Westonbirt, Hatherop Castle, Malmesbury Church of England School, St Mary's, St Margaret's, Cheltenham Colleges and Malborough College to name a few.

Sporting opportunities are abundant in the area with nearby golf courses in Royal Wootten-Bassett, South Cerney and Baunton; bridle paths are plentiful; sailing and water sports can be enjoyed at the Cotswold Water Park.

Communications in the area are excellent with high-speed internet and easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways and well-connected direct train services from both Kemble and Swindon.



*Ashton Keynes 1 mile
Cricklade 3 miles
Cirencester 7 miles
Kemble 7 miles
(London Paddington 75 mins)
M4 (Junction 15) 14 miles
Malmesbury 11 miles
Swindon (London Paddington
55 mins) 11 miles
Tetbury 14 miles*

All distances and times are approximate







General Information

Tenure: Freehold.

Services: Mains water and electricity.
Private drainage. Oil-fired central heating.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

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

Local Authorities: North Wiltshire District
Council. Tel: 01249 706 111. Council Tax Band H
& EPC rating E.



