



THE OLD RECTORY



THE OLD RECTORY, DAUNTSEY, WILTSHIRE, SN15 4HP

MAIN HOUSE: ENTRANCE HALL • KITCHEN • GARDEN ROOM • 5 RECEPTION ROOMS • CLOAKROOM
7 BEDROOMS • 5 BATHROOMS • UTILITY ROOM • BOILER ROOM.

ANNEXE: 2 BEDROOMS • BATHROOM • KITCHEN/ BREAKFAST ROOM • SITTING ROOM.

OUTBUILDINGS: COACH HOUSE • GREENHOUSE • WORKSHOP • WOOD STORE
SUBSTANTIAL TIMBER BARN.

AN ELEGANT AND IMPRESSIVE COUNTRY HOME IN A SUPERB RIVERSIDE SETTING

DESCRIPTION

The Old Rectory is a sensational Country Home steeped in history and remarkably renovated by the current owners over the last decade. Originally built in 1829 by Thomas Strong, this country dwelling is an imposing property sitting at the end of a beautiful sweeping gravel driveway, bordered on one side by the River Avon and with open countryside to the rear.

The Old Rectory has undergone a comprehensive programme of modernisation, renovation and refurbishment under the stewardship of the current owners who have been mindful to retain many of the original features with Tudor arched doorways,

carved spandrels and wood-paneling believed to date from the 16th and 17th Centuries and encaustic tiles from Bradenstoke Priory. The north, east and west elevations are constructed of Ashlar Stone and the rear facade is red brick.

The riverside setting, coupled with the surrounding gardens and extensive accommodation, make this a truly special family home, perfect for entertaining family and friends. All of the rooms in the main house are generously proportioned with high ceilings and an abundance of natural light. Despite the age of the house it is extremely well laid out for modern family living. The reception rooms flow

seamlessly and are both superb for formal and informal gatherings.

The kitchen is a beautiful and functional space with a granite breakfast bar, ideal for informal breakfasts and morning coffees. The adjoining garden room overlooks the rear terrace, garden and countryside beyond and is a stunning place to entertain, relax and unwind.

The main house consists of seven spacious bedrooms and five bathrooms (three being en suite). Each bedroom has been thoughtfully presented.

The annexe consists of two further bedrooms and a bathroom, a kitchen/ breakfast room and a spacious

sitting room. Superbly presented, this space provides exceptional independent accommodation.

Outside the gardens are predominantly laid to lawn, partially walled and interspersed with a variety of herbaceous borders with a productive vegetable garden and cordon fruit trees. Outbuildings include a handy wood store and workshop, a coach house which doubles as a high spec garage, a greenhouse, and an impressive 2000 sqft timber barn. Single bank fishing rights lie with the property.

Land:
Circa 2 acres.

LOCATION

The Old Rectory is located between the quaint village of Dauntsey and Great Somerford on the River Avon. Great Somerford is a stunning village nestled in the heart of Wiltshire. It's thriving village community is home to a beautiful church, a pub, a primary school and an excellent village shop/post office. The village also offers a wide range of clubs and societies and the nearest supermarket Waitrose is a mere 5 miles away in Malmesbury.

The historic town of Malmesbury offers a superb selection of wonderful boutiques and cafes and offers everyday shopping facilities and schooling. More extensive shopping and recreational facilities can be found in the larger towns of Bath, Cirencester and Swindon which, with Chippenham, offers a regular train service to London Paddington.

Communications in the area are excellent with easy access to major hubs and international airports in the South West, the Midlands and London, via the M4 and M5 motorways. The Old Rectory is superbly equipped with Cat5 cabling throughout and has access to high speed fibre-optic internet.

The area offers an excellent choice of schooling, including St Mary's and St Margaret's at Calne, Beaudesert Park in Minchinhampton, Marlborough College and Westonbirt, as well as outstanding state and grammar schools.



MALMESBURY 5 MILES
CHIPPENHAM 8 MILES
(LONDON PADDINGTON 80 MINS)
TETBURY 11 MILES
SWINDON 13 MILES
(LONDON PADDINGTON 55 MINS)
CIRENCESTER 17 MILES
M4 (JUNCTION 17) 5 MILES

All distances and times are approximate





GENERAL INFORMATION

Tenure: Freehold. Grade II Listed.

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

Postcode: SN15 4HP.

Viewing: Strictly by appointment through
Sharvell Property Ltd.

Fixtures & Fittings: Some 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.
Tel:01249 706 111.

Council Tax Band G.

The Old Rectory, Church Lane, Dauntsey, Wiltshire



Gross Internal Floor Area Approx :-
 House 459 sq metres / 4941 sq Feet
 Grooms Cottage 109 sq metres / 1173 sq Feet
 Barn 180 sq metres / 1937 sq Feet
 Workshop / Wood Store 23 sq metres / 247 sq Feet
 Coach House 31 sq metres / 334 sq Feet
 Greenhouse 9 sq metres / 97 sq Feet

Total 811 sq metres / 8729 sq Feet

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 07890 327 241
 Job No SP1556
 This plan is for identification purposes only. Not to scale.

Outbuildings
 Not Shown In Actual Location Or Orientation



Reduced Headroom: 1.5m / 5'



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