

LEIGH HALL

— LEIGH —



Leigh Hall, Leigh, near Ashton Keynes, Wiltshire

Entrance Hall • Sitting Room • Drawing Room • Pantry • Dining Room
Kitchen/Breakfast Room • Study • Laundry/ Boot Room • Cloakroom
7 bedrooms • 3 Bathrooms • Landscaped Gardens • Paddock
Double Garage • Outbuildings • Private Parking

A sensational country home in a spectacular setting

Description

A fine example of a sensational country home, Leigh Hall exudes elegance and beauty whilst offering comfort and character. Accessed via a sweeping gravel driveway lined by mature lime trees, the peaceful setting is private yet within striking distance of nearby amenities.

Superbly renovated throughout over the last few years, the owner has been mindful to create a welcoming home whilst maintaining the charm and character of this Georgian home. The rooms are light and well-proportioned, with good ceiling height throughout and the majority of the rooms enjoy wonderful views of the gardens and grounds.

The entrance hall with fabulous proportions gives access to the ground floor living space.

The south facing sitting and drawings rooms, both with sash windows and fireplaces, are superb for both informal gatherings and more formal entertaining alike.

The study/ library room across the hallway is ideal as a home office or a quiet snug room.

The dining room works beautifully for dinner parties and leads through to the generous kitchen which is the heart of the house and a wonderful space in which to entertain family and friends. The bespoke fitted kitchen, with double Aga, is bright and light with a roof

lantern and French doors leading the terrace and garden beyond.

The ground floor is also home to a well laid out laundry/ boot room, a pantry and a handy cloakroom.

Upstairs on the first floor, accessed via two staircases, there are five double bedrooms and two bathrooms. The impressive landing overlooks the sweeping driveway and gardens and is wonderfully bright and light thanks to the sash windows, also a feature in all the bedrooms. Careful thought has been put into providing ample discreet storage throughout.

The second floor consists of two further bedrooms and a family bathroom.

Outside the garden is predominantly laid to lawn, interspersed with a variety of herbaceous borders. The terrace is the perfect spot to enjoy sundowners in the warmer months overlooking the gardens and paddock. A double garage is located to the side of the house and the driveway offers ample parking. Further outbuildings, including a work shop and various stores can be found to the rear of the property.

Land circa 2 acres.

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 cafés, 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, cafés 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 Wootton-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 16) 9 miles
Malmesbury 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.

Postcode: SN6 6RD.

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.



Leigh Hall, Swan Lane, Leigh, SN6 6RD

Gross Internal Area (approx)

House = 447.2 sq m / 4836 sq ft

Outbuildings = 74.8 sq m / 805 sq ft

Total = 5212 sq m / 5641 sq ft

For identification only. Not to scale.

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