

# SOUTHLANDS





## SOUTHLANDS, BRAYDON SIDE, BRINKWORTH, NR MALMESBURY, SN15 5AR

LARGE ENTRANCE HALL • KITCHEN/BREAKFAST ROOM • DINING ROOM  
SITTING ROOM • UTILITY • CLOAKROOM • STUDY AREA • 4 BEDROOMS  
3 BATH/SHOWER ROOMS (2 EN SUITE) • WORKSHOP • DOUBLE GARAGE  
LANDSCAPED GARDENS • TERRACE • STABLES • OUTBUILDINGS

### AN EXCEPTIONAL AND SUBSTANTIAL COUNTRY HOUSE SET IN AROUND 17 ACRES OF GARDENS AND PADDOCKS

#### DESCRIPTION

Southlands is a delightful country house, sitting in around 17 acres of gardens and grounds with excellent views across its own land and the surrounding countryside.

The property was designed by the current owners around 16 years ago and offers generously proportioned rooms and living accommodation which flow from the impressive entrance. The entrance hall, with stone flooring and sweeping hand-crafted oak staircase, sets the tone for the rest of the house which has been thoughtfully created with space and light at the heart of the design. All the reception rooms are light and spacious with beautiful views of the gardens and grounds. The kitchen, with granite worktops, gas range, underfloor heating and central island, coupled with a light

breakfast area is certainly the heart of the house and a superb place for informal entertaining. The kitchen benefits from a waste disposal unit and a water softener. An adjacent utility/boot room is a useful addition to the house.

The generous sitting room, with large inglenook fireplace and wood burning stove, is a further exceptional space for entertaining guests. Two sets of French doors open on to the terrace to the rear of the house with an attractive pool and fountain, ideal for outside dining. The dining room, again with inglenook fireplace, gas coal effect stove and French doors out to a walled terrace with a grapevine, is perfect for more formal entertaining.

The sweeping oak staircase leads from the entrance hall, with its impressive vaulted ceiling, to the first floor. The central part landing, currently used as a study area, is a bright space with excellent views across the countryside. Southlands has a generous master suite with vaulted ceiling, built-in cupboards and a large en-suite bathroom, with separate bath and over bath shower. There are three further double bedrooms, and two further bath/shower rooms.

The attractive gardens and paddocks lend themselves to a variety of uses. The gardens are well-tended, predominantly laid to lawn and interspersed with a variety of specimen trees. There is a productive vegetable area (with green house) and the fields

and paddocks are well fenced and would be perfect for horses, a small holding or just to enjoy as open spaces. An Ecovot (Waste Water Gathering System) provides animal drinking water to the paddocks.

Outbuildings: There is also a range of outbuildings, stables and barns along with circa 17 acres of fields and paddocks and a large double garage with side access which, subject to obtaining the necessary consents, would make a very useful annex. Potential Planning Permission to Living Accommodation would be available on the stables and barns following the cessation of the current Agricultural use.

## LOCATION

Southlands is located in Braydon Side, a beautiful farming hamlet which is part of the parish of Brinkworth. This nearby thriving village community with a village shop and attractive pub/restaurant, hosts activities ranging from toddler groups to a weekly market and renowned annual ball.

The historic town of Malmesbury is a short drive away and with its selection of lovely boutiques and cafes, offers everyday shopping facilities and schooling, whilst more extensive shopping/recreational facilities can be found in the larger towns of Royal Wootton Bassett, Bath, Cirencester and Swindon which, with Chippenham and Kemble, offer a regular train service to London Paddington.

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.

The area offers an excellent choice of schooling and includes public, state and grammar schools such as St Mary's and St Margaret's at Calne, Marlborough College, Westonbirt and Malmesbury Church of England and Catholic Primary School, to name a few. Malmesbury Secondary School is well regarded by OFSTED and provides a School Bus collecting pupils from the village.

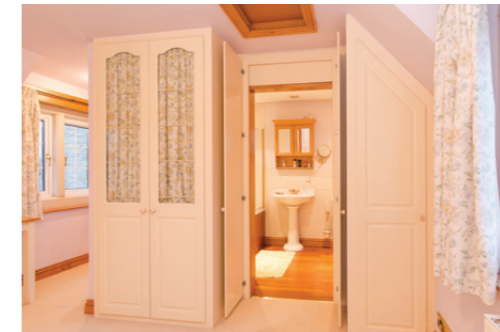
Excellent sports facilities (tennis, cricket and rugby pitches), and a pool, were recently constructed close by in Royal Wootton Bassett.



ROYAL WOOTTON BASSETT 4 MILES  
M4 (JUNCTION 16) 6 MILES  
(JUNCTION 17) 9 MILES  
MALMESBURY 7 MILES  
KEMBLE STATION 7 MILES  
TETBURY 12 MILES  
CHIPPENHAM 13 MILES  
(LONDON PADDINGTON 80 MINS)  
CIRENCESTER 14 MILES

*All distances and times are approximate*





## GENERAL INFORMATION

**NB:** There is a footpath which runs from the south east corner of the property, past the side of the barns.

**Tenure:** Freehold.

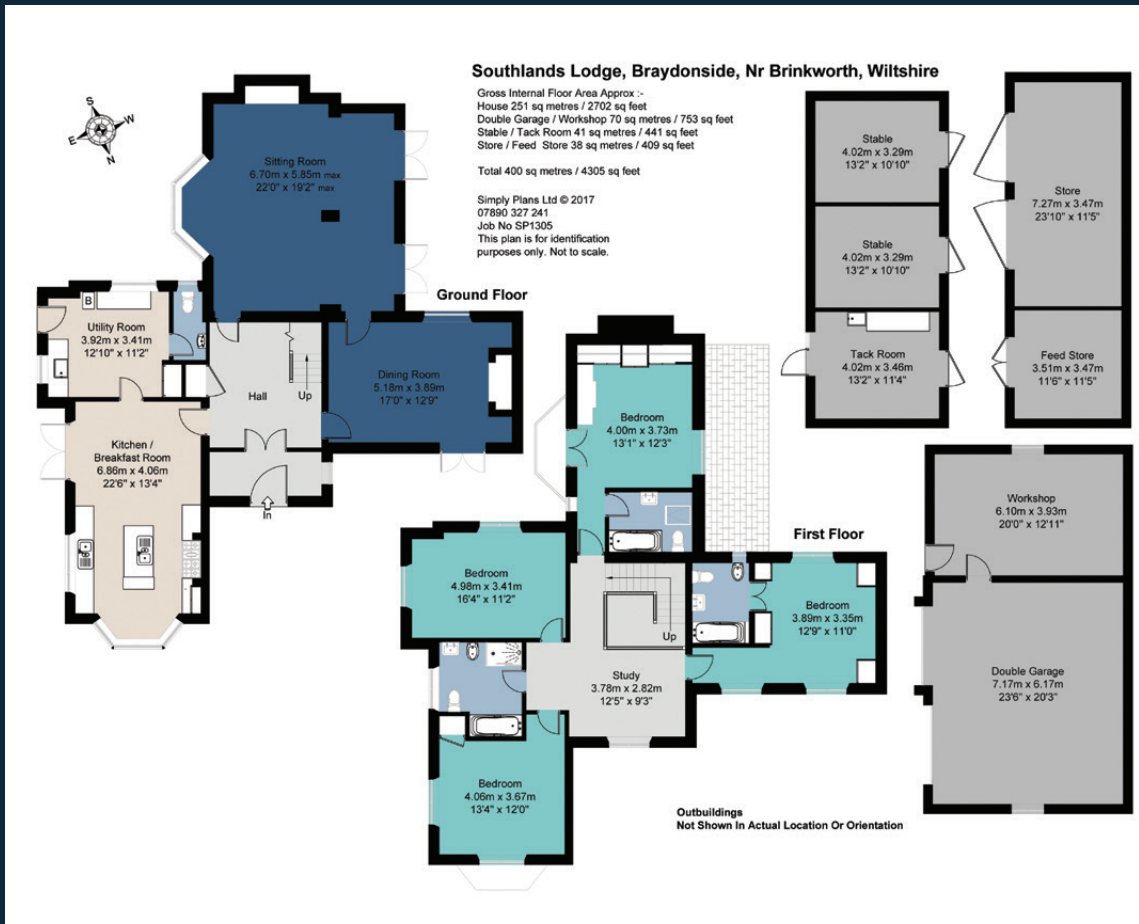
**Services:** Mains water (on meter) and electricity. Hot Water provided by Thermal Dynamic Panel. Private drainage. Oil-fired central heating.

**Postcode:** SN15 5AR.

**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. 01249 706 111. Council Tax Band G & EPC rating D.



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