



JAMES PYLE^{Co.}

Manor Farm, Leigh Delamere, Chippenham, Wiltshire, SN14 6JZ

Imposing Grade II Listed Manor
Farmhouse
Beautifully Presented Throughout
4 Large Double Bedrooms, 3 Bathrooms
3 Reception Rooms
Bespoke Kitchen & Utility Room
Magnificent Formal Gardens
Former Tennis Court & Orchard
No Onward chain
Approximately 3.5 acres
Approximately 3,002 sq ft



01666 840 886
jamespyle.co.uk



4 The Old School, High Street, Sherston, SN16 0LH
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Price Guide: £1,100,000

‘An exceptional country home not to be missed, set within 3.5 acres of formal gardens and paddocks’

The Property

Manor Farm is an imposing and quintessential semi-detached Grade II Listed period farmhouse situated within the rural hamlet of Leigh Delamere located for a convenient network to London and the South West. The property sits centrally within its beautiful large gardens with further grounds including pony paddocks and a former tennis court with orchard, the whole extends in all to 3.5 acres. Manor Farm has a delightful position next to the village church creating a lovely outlook from the gardens. The history of the property dates back to the 17th Century and in 1842 the property was acquired by J.Neeld forming part of the Grittleton Neeld Estate. The very handsome and striking front facade displays stone hoodmould, a Tudor-arched front door and ball finials to the gable ends beneath a stone slate roof. Today, the property has been beautifully upgraded internally presented to a 'Homes & Garden' standard whilst sympathetically retaining much of its character. The accommodation is filled with natural light through the large king mullion windows amplified by high ceilings. Boasting some 3,000 sq.ft. the accommodation spans over three floors and benefits from underfloor heating throughout the ground and first floor.

The ground floor offers generous reception space comprising three reception room perfect for family living or entertaining. The stylish living room features a Chesney wood burner whilst the family room is also fitted with a wood burner inset a large traditional inglenook fireplace. At the heart

of the home there is an elegant dining hall with stairs up to the first floor and flagstone flooring which continues to the kitchen. The charming country style kitchen features exposed timber beams and is beautifully fitted with handcrafted bespoke Plain English units alongside an electric Everhot, integral dishwasher and fridge/freeze. A useful utility/boot room houses further appliances, built-in storage, a downstairs WC as well as providing rear access to the parking area.

Across the first and second floor there are four large double bedrooms and a further occasional bedroom/office. The master wing is located on the first floor complete with walk-in wardrobe and adjacent to a luxurious bathroom well-equipped with a large shower unit and roll top bath. The two further bedrooms on the first-floor benefit from their own en-suite shower rooms. Views over the surrounding countryside can be enjoyed from every window.

The magnificent formal gardens complement Manor Farm arranged principally to both the front and rear landscaped predominantly to lawn with well-stocked borders and a large sunken patio terrace off the kitchen. A gravelled path leads to the rear parking area providing off road parking for several vehicles which is accessed by a long-gravelled driveway located to the side of the pair of houses. Adjoining the gardens, there is a former tennis court with orchard. The timber-fenced paddocks (c.2.5 acres) are to the northern boundary.



Situation

The property is located within the rural hamlet of Leigh Delamere situated between the larger villages of Grittleton and Stanton St Quinton. There is a choice of footpaths and bridlepaths which tour the stunning Wiltshire countryside available straight off the doorstep. Leigh Delamere service station is within walking distance to the property and has amenities such as Marks & Spencers and cafes. The property is well positioned for swift access onto the M4 providing an easy commute to London, Reading, Swindon, Bristol and the M5. The neighbouring village of Grittleton has various amenities including The Neeld Arms public house, Church, tennis and cricket clubs. To the east, St Quinton has a great sense of community with regular activities being ran at the village hall as well having a primary school, hotel/restaurant and Norman Church. The village of Yatton Keynell, 2.5 miles away has a Post Office and local store and provides Outstanding Ofsted rated Primary School, By Brook Valley. The Bell Inn is a popular local pub, serving quality home made food. The larger village of Hullavington also has a primary school, shop/post office and pub whilst both Malmesbury and Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The cultural cities of Bath

and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham, Bath is just 11 minutes away by train. The M4 (Junction 17) is about 5 minutes' drive away providing easy access to London, the south and the Midlands.

Tenure & Services

We understand the property is Freehold with oil fired central heating, mains drains and water.

Directions

From Chippenham, follow the A350 towards Malmesbury and take the left hand turn by the traffic lights towards Kington St Michael. Proceed through the village, pass over the motorway bridge and take the next left hand turn to Leigh Delamere. Locate the drive to the property on the right hand side. Sat nav postcode SN14 6JZ

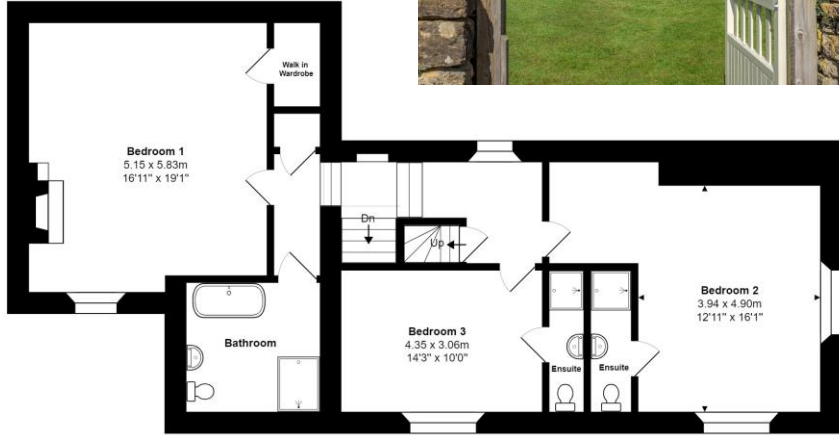
Local Authority

Wiltshire Council

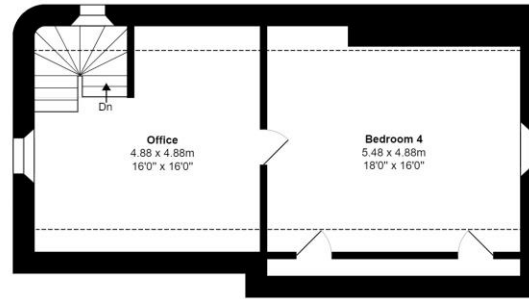
Council Tax Band

G £3,189

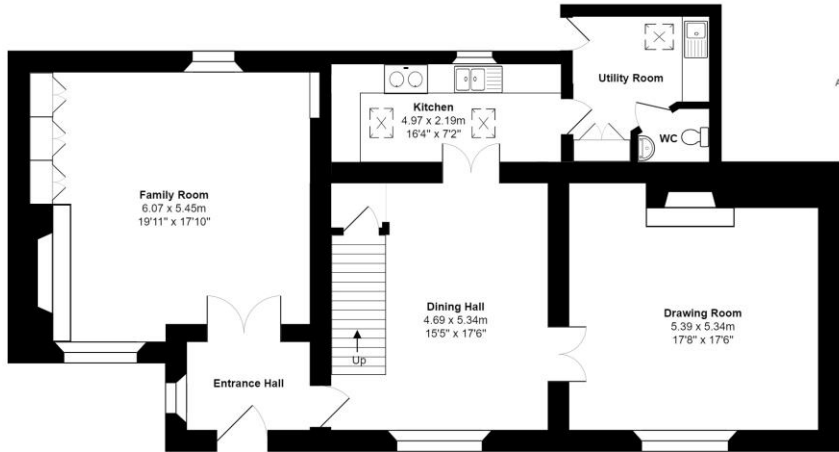




1st Floor



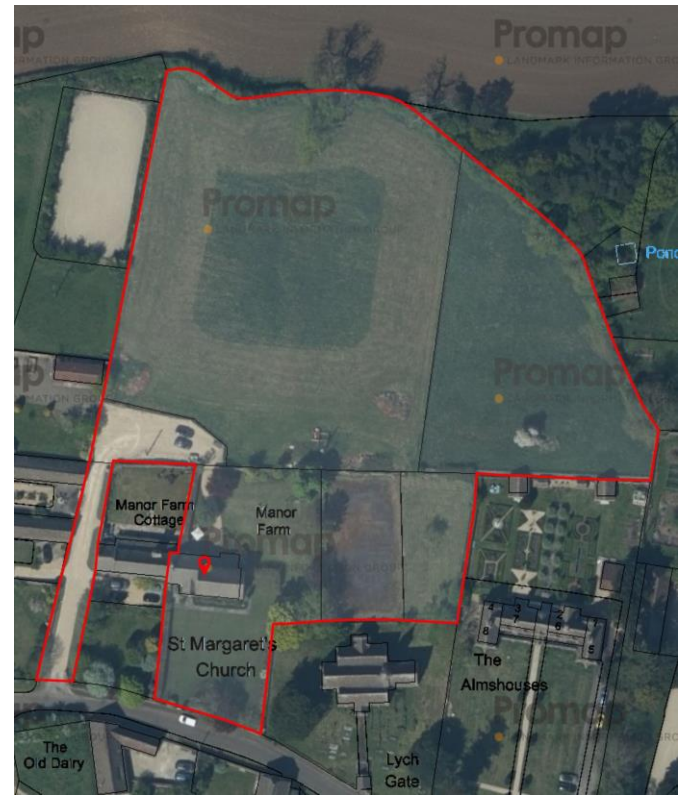
2nd Floor



Ground Floor

Total Area: 278.9 m² ... 3002 ft²

All measurements are approximate and for display purposes only



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SHERSTON 01666 840 886
4 The Old School, High Street, Sherston SN16 0LH

PAINSWICK 01452 812 054
Hoyland House, Gyde Road, Painswick GL6 6RD