



Cherry Tree House

Leigh | Wiltshire | SN6 6RH



Cherry Tree House
Leigh | Wiltshire | SN6 6RH



TOM HOBDAY^{KW}
EQUESTRIAN PROPERTY SPECIALIST



Cherry Tree House

...



Cherry Tree House

Leigh | Wiltshire



4 BEDROOMS



3 BATHROOMS/WC



4 STABLES



4 ACRES

Cherry Tree House is an attractive family home on the outskirts of the small village of Leigh. Set back behind electric gates, the property is accessed via a private driveway which leads to the main house and double garage.

The current owners have extended, reconfigured and refurbished the property to a very high standard and have created a fantastic family home. The highlight being the impressive kitchen/family room which is flooded with natural light and boasts scenic views across the garden and paddocks. The kitchen features a sizeable island and breakfast bar, double oven and wine fridge. There are two further reception rooms, one of which is currently utilised as an office, and a good sized utility room with adjoining shower/cloakroom.

On the first floor there are four double bedrooms of varying sizes all of which are serviced by a large family bathroom. The master bedroom enjoys views across the surrounding countryside and features built-in wardrobes.







The large garden lends itself to private, peaceful dining on the terrace with views across the paddocks. The majority of the garden is laid to lawn featuring a selection of mature trees with a large play area and vegetable garden to one side.

Located on the outskirts of Leigh, Cherry Tree House is the epitome of semi-rural living and is in an ideal location for commuting in to London with easy access to the M4 but also to Swindon train station with services into London Paddington in under 1 hour.



Cirencester 9.3 miles



Hunters Equestrian Centre 10.4 miles



Swindon railway station 12.2 miles



Bath 34.7 miles















Equestrian Facilities



4 STABLES



4 ACRES



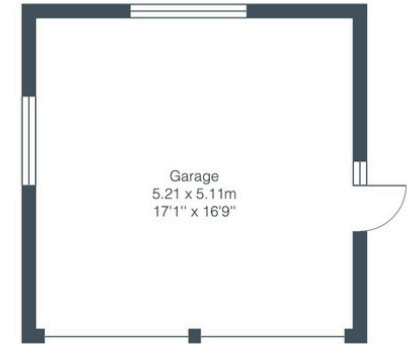
Having your horses at the bottom of your garden is every horse owner's dream. Cherry Tree Lodge offers fantastic equestrian facilities which are just a stone's throw from the back door.

There are 4 timber stables which benefit from a good sized tack room, a feed room which could be utilized as a pony stable and a large storage barn which is currently utilised as a hay barn. The corner box is considerably larger and all are in good condition. The stables are serviced with water and electricity and have a separate gated road access.

There is a large double garage next to the house which is accessed via the main driveway.







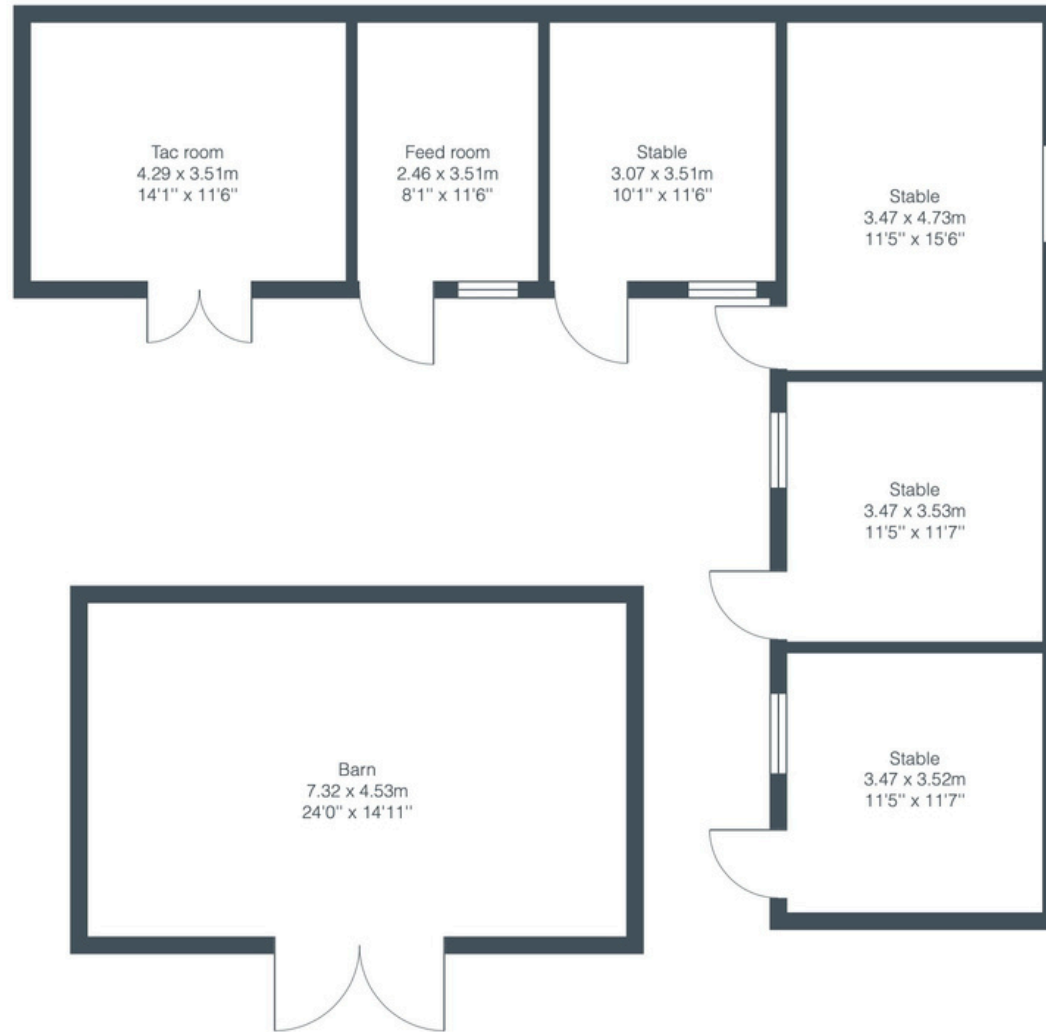
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		64 D
39-54	E	45 E	
21-38	F		
1-20	G		

EPC rating - E



DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



DISCLAIMER:

These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Keller Williams has the authority to make or give any representation or warranty in respect of the property. We would also point out that we have not tested any of the appliances and purchasers should make their own enquiries to the relevant authorities regarding the connection of any services.



TOM HOBBDAY^{KW}
EQUESTRIAN PROPERTY SPECIALIST