



53 Ashton Road Leigh | Swindon | Wiltshire | SN6 6RF

WOOLLEY
& WALLIS

Guide Price £550,000

A well presented rural smallholding situated on the borders of North Wiltshire and Gloucestershire. A 3/4 bedroom family dwelling together with outbuildings, stables and outdoor manège. In all, the property extends to 6.30 acres (2.55 ha).



The Property at a Glance

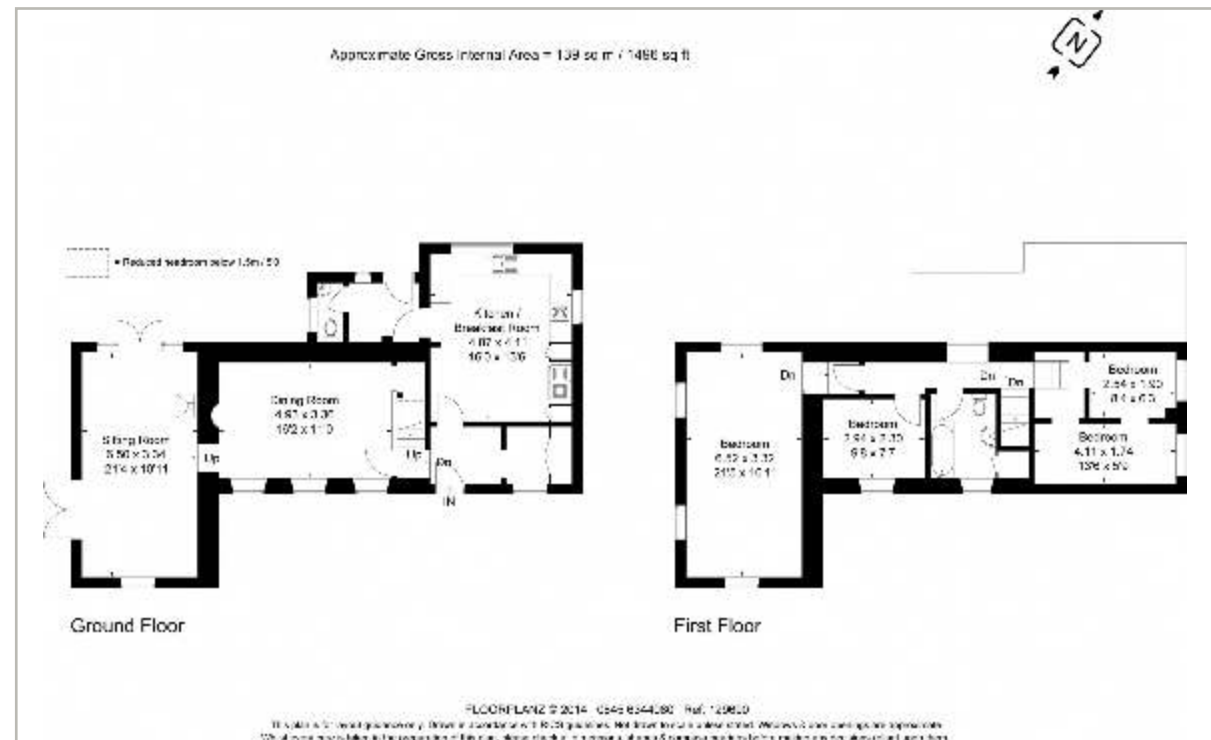
- | Detached Rural Equestrian Smallholding
- | Kitchen / Breakfast Room
- | 2 Reception Rooms
- | Boot Room, Wc
- | 3/4 Bedrooms
- | Family Bathroom
- | Range of Outbuildings and Stables
- | Manège
- | Permanent Pasture
- | Licensed Camping and Caravan registered Site
- | In all the property extends to 6.30 acres (2.55 hectares)

Situation

The property is situated in the sought after village of Leigh in north Wiltshire, close to the Gloucestershire border and located between the desirable Cotswold market towns of Cricklade and Cirencester. The village is surrounded by gently undulating countryside well suited to walkers and riders alike with a good network of local footpaths and bridleways.

The property is in the locality of the renowned Cotswold Water Park, a significant area for wildlife conservation as well as providing recreational opportunities.

The pretty village of Ashton Keynes offers the local village shop for amenities; however the attractive Cotswold market town of Cirencester and the regional centre of Swindon provide a more comprehensive range of commercial, shopping, educational and recreational facilities. Communications are excellent with easy access onto the A419, the B4696 and the A3102 which connect to Junction 16 of the M4. Swindon also offers regular direct trains to London Paddington (approximately 60 minutes).





Description

No.53 Ashton Road is a rural equestrian smallholding with a character family house overlooking a range of barns, stables and small outdoor manège. In all, the property extends to 6.30 acres (2.55 hectares).

The property is a well-built stone and rendered block work house, situated back from the highway and approached through a sweeping gravel driveway. The house, believed to date back to the 1800's, has been extended and improved over the years, and now offers potential purchasers spacious living accommodation.

The dwelling comprises of an entrance hall leading into the kitchen with an oil-fired Rayburn, boot room and a back door to the garden. The dining room has a fireplace with exposed stone mantelpiece and leads onto a generous sized sitting room with triple aspect and French doors leading out to the garden.

Upstairs there is a master bedroom, two further bedrooms, a single bedroom / office and family bathroom. All the bedrooms have excellent views over open countryside and across to the land.

There is a well maintained rear garden which is laid to lawn with mature shrubs and a small orchard of mature apple trees. A small greenhouse is attached to the western side of the house.





Outbuildings

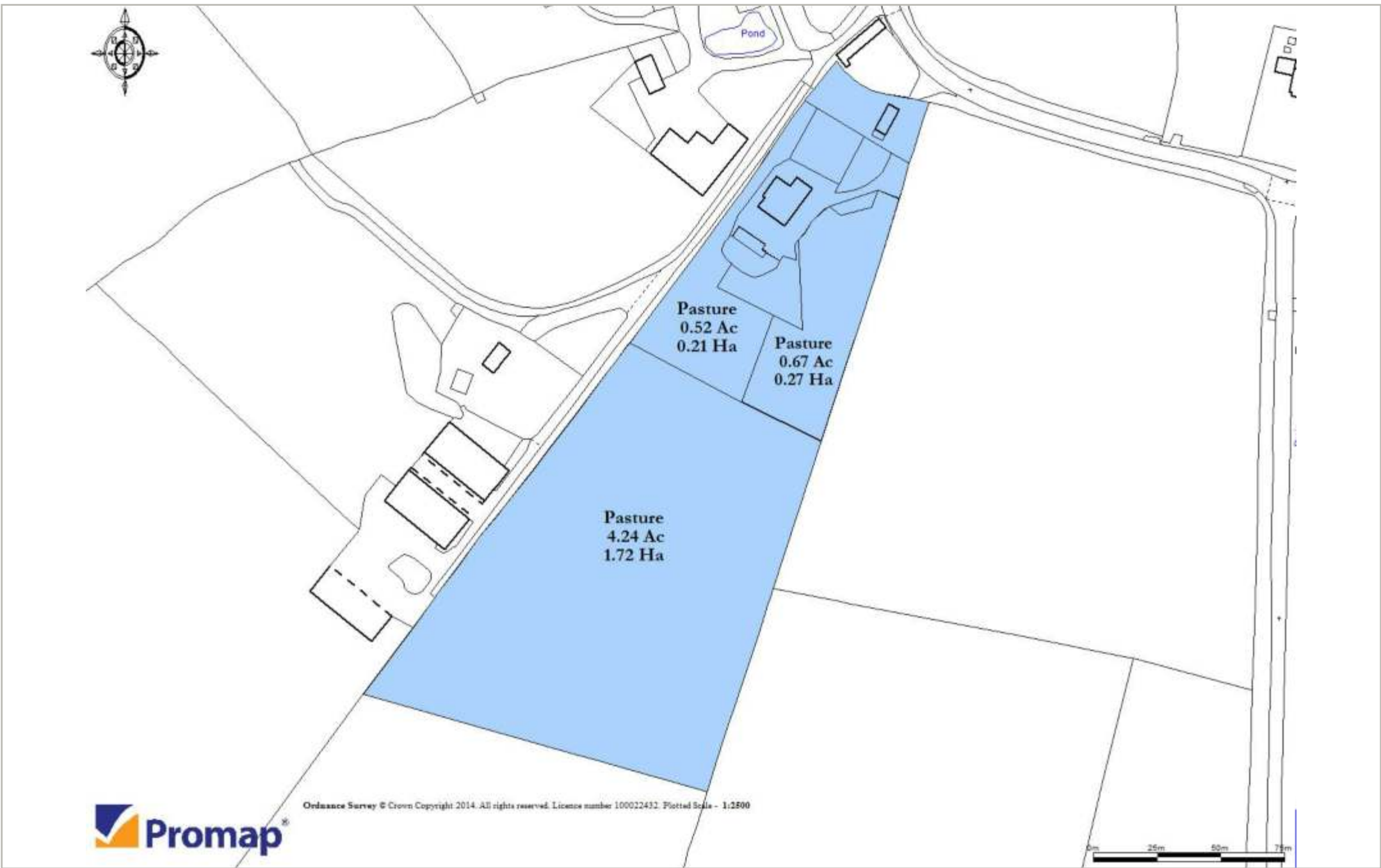
There is a collection of useful barns and stables arranged behind the house and are approached along a wide gravel drive which leads into a generous sized yard with plenty of space for parking vehicles, boxes and equipment.

There is a 4-bay portal framed barn with concrete floor, part block work walls and a corrugated sheeted roof plus a further 3-bay lean-to with part concrete floor. The barn is used for storage and internally houses two older style cobbled floored stables. Adjacent is a range of timber framed kennels on a concrete floor and a further timber framed store. The buildings provided a combined floor area of 257 sq.m (2,766 sq.ft) for use. The all-weather manège, measuring 21.33m (70') x 20.12m (66') is bounded by timber post and railing with a woodchip surface and would benefit from improvement and extension.

The Land

The land is positioned adjacent to the range of buildings and is all laid to permanent pasture. The acreage extends to 5.43 acres (2.20 hectares) and is split into three manageable sized paddocks by timber post and railing with an electric strip tape above. The ground has been well managed and the soil is fertile, capable of producing heavy crops of good quality hay. There is a water supply to the land and troughs strategically positioned throughout the enclosures.





AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in June 2016, photographs were taken in 2014.





The Campsite

There is a small licensed Camping and Caravan registered site which allows for up to five units at any one time to stay in one of the fields. Further details are available from the selling agents.

Tenure and Possession

The property is offered for sale as freehold and will be sold with vacant possession upon completion.

Services

Mains electric, water and private drainage. Oil-fired central heating.

Council Tax and Energy Performance Rating

Council Tax Band: E

EPC rating: E

Local Authority

Wiltshire Council 01249 706111 www.wiltshire.gov.uk

Wayleaves, Easements and Rights of Way

No.53 Ashton Road is sold subject to and with the benefit of all matters contained in or referred to in the title deeds together with all existing rights of way, whether public or private, including wayleaves, easements, covenants, restrictions and obligations whether referred to specifically in these sale particulars or not. The purchaser(s) shall be deemed to have full knowledge of the boundaries and the ownership thereof.

Directions

From Cricklade: Follow the B4040 towards Malmesbury for about 4 miles. At the first set of traffic lights after about 3 miles, turn right signposted Ashton Keynes onto the B4696 and 53 Ashton road will be found on the left hand side after about mile as indicated by the Woolley & Wallis For Sale board.

Health and Safety

As this is a working smallholding, we ask you to be as vigilant as possible when making your inspection for your own personal safety. Please ensure that all gates are left as you find them.

Viewings

All viewings should be by appointment only arranged through our Marlborough Office 01672 515252. No dogs allowed on property.

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