



The Grey House

Draycot Cerne, Chippenham, Wiltshire

A 7 bedroom family home set within 6.16 acres, offering elegant living, outbuildings, formal gardens and paddocks

The Grey House is a wonderful 18th-century family home, blending historic charm with modern comfort. Set in 6.16 acres of gardens and paddocks, it offers spacious living, seven/eight bedrooms, a home office, and excellent outbuildings, including a stable block. Ideally located for transport links and highly regarded schooling.



4 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



GARAGE



4,990 SQ FT



FREEHOLD



VILLAGE



GARDENS



**GUIDE PRICE:
£1,900,000**



The property

The Grey House is an elegant seven-bedroom country home that seamlessly blends historic charm with modern living. Dating from the late 18th century, this impressive residence is set in a peaceful rural location, offering spacious and versatile accommodation across three floors ideal for family living and entertaining.

The spacious reception hall, with period detailing, sets the tone for the home. At its heart, the expansive kitchen and family room feature bespoke cabinetry and quality appliances, offering ample space for dining and relaxation. The sitting room, dining room, and living room retain original character features such as high ceilings and fireplaces, creating warm and inviting spaces. A utility room and cloakroom complete the ground floor.

On the first floor, the spacious principal suite includes an en-suite bath and shower room. Three further bedrooms and two-family bathrooms provide generous accommodation. The second floor comprises three additional bedrooms one with independent access, a home office, a further family bathroom, and useful eaves storage.

Complementing the main house are a range of outbuildings, including a double carport, workshop, and a detached stable block, providing excellent facilities for equestrian or outdoor pursuits.

The property benefits from a solar panel and battery system (installed in 2023), ensuring minimal reliance on the grid (less than 1,000 kWh per year). Set within approximately 6.16 acres.





Outside

The beautifully maintained formal gardens and extensive grounds create a tranquil and picturesque setting. Predominantly laid to lawn with mature trees and well-stocked borders, the gardens provide a delightful outdoor space, while a generous patio area is perfect for summer entertaining and al fresco dining.

A spacious driveway leads to the double bay open carport and garage, with an adjoining workshop, offering ample parking and storage. The detached stable block is ideal for equestrian use, complemented by over five acres of paddocks. A greenhouse and a secure dog run enhance the practicality of the outdoor space.

Surrounded by rolling countryside, The Grey House offers a perfect balance of privacy and open space, providing an idyllic rural retreat while remaining conveniently close to local amenities and transport links.

Location

The Grey House is located on the outskirts of Draycot Cerne at the end of a quiet no-through road, surrounded by countryside. Nearby villages, including Kington Langley, Sutton Benger, and Stanton St Quinton, offer local amenities, while Chippenham (3 miles) and Malmesbury (8 miles) provide broader shopping and leisure options. The area boasts excellent transport links via the M4 at Junction 17, with regular trains from Chippenham to London Paddington in as little as 1 hour 10 minutes. Bristol Parkway also offers connections for cross-country services. Renowned schools such as Westonbirt, St Marys Calne, and Marlborough College are also nearby.

What3Words [///rates.recorders.insect](#)



Distances

- M4 (J17) 2 miles
- Chippenham 3 miles
- Calne 8 miles
- Malmesbury 8 miles
- Royal Wootton Bassett 11 miles
- Swindon 19 miles
- Cirencester 19 miles
- Bath 22 miles
- Bristol 25 miles

Nearby Stations

- Chippenham 4 miles (direct rail services to London Paddington from 1 hour 10 minutes)
- Bristol Parkway 22 miles

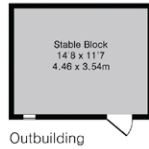
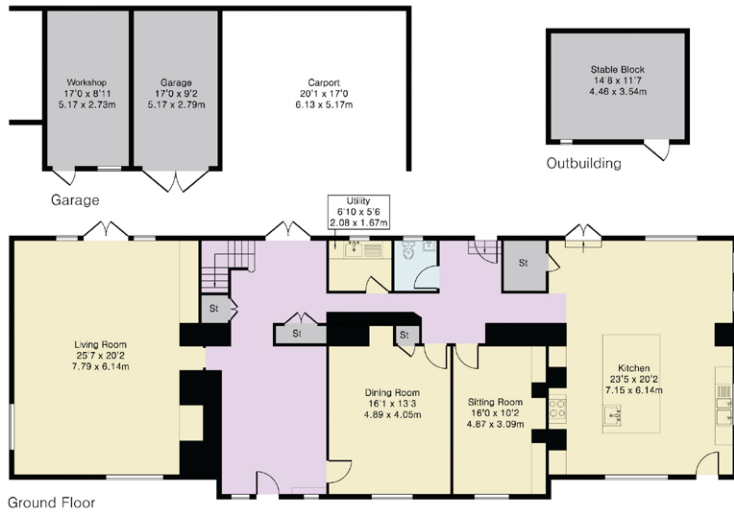


Total Area (2.49 ha / 6.16 ac)

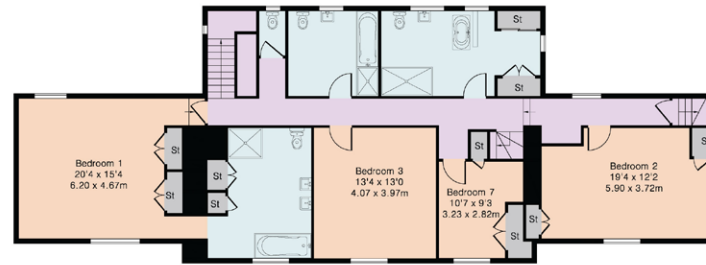
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Second Floor



First Floor

Floorplans

Total internal area 4,990 sq ft (463 sq m)
Ground floor internal area 2,081 sq ft (193 sq m)
First floor internal area 1,595 sq ft (148 sq m)
Second floor internal area 831 sq ft (77 sq m)
Carpport internal area 313 sq ft (29 sq m)
Outbuilding internal area 170 sq ft (16 sq m)
 For identification purposes only.

General

Postcode: SN15 5LD

Local Authority: Wiltshire Council.

Services: Mains water, electricity and drainage.
 Oil fired central heating.

Council Tax: Band H

EPC Rating: Band E

Tenure: Freehold

Rights of Way: A bridlepath/right of way crosses the bottom field.

Mobile phone coverage: Information can be found here: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Broadband: FTTP

Cirencester

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