



Duchy Rag House
Leigh, Wiltshire

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**STRUTT
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Duchy Rag House Leigh, Wiltshire, SN6 6RQ

A beautifully presented detached family house surrounded by open countryside.

Malmesbury 10 miles, Cirencester 9 miles,
Swindon railway station 11 miles,
M4 Jct 16 7 miles

Entrance hall | Drawing room | Dining room
Sitting room | Kitchen/breakfast room
Conservatory | Utility room | Guest cloakroom
Principal bedroom with en suite shower room
Five further double bedrooms (two en suite)
Family bathroom | Double garage | Ample
parking | Mature garden and paddock

The property

Positioned alongside a no-through country lane, Duchy Rag House is a light and airy home, offering the perfect balance of everyday living and entertaining. Upon entering, the large and welcoming entrance hall, with its open fire, creates an excellent first impression. The ground floor accommodation is thoughtfully laid out and includes an impressive drawing room with wood burner, dining room and a separate sitting room with a Jetmaster fire. To the rear, and overlooking the garden, is the kitchen/breakfast room with its oil-fired Alpha range cooker and adjoining conservatory. There is also a utility room and guest cloakroom on the ground floor. Two separate staircases lead up to the first floor with the principal and guest bedroom suites positioned on the western side of the house, and four further double bedrooms (one of which is en suite) as well as a family bathroom on the eastern side of the house.





Outside

Extending to approximately one acre, the garden is wonderfully mature and bordered by an established hedge. A large, paved terrace provides the idyllic location for al fresco entertaining and a gate at the far end of the lawn leads to the adjoining paddock, which itself is surrounded by fields. There is ample parking at the front of the house along with a double garage.

Location

Duchy Rag House is situated close to Minety, Leigh and Ashton Keynes. The market towns of Malmesbury and Cirencester are 10 and 9 miles away respectively with each offering a wide range of shops, bars, restaurants and supermarkets (Waitrose, Tesco, Aldi). The main regional centres include Swindon, Cheltenham, Gloucester, Bath and Bristol, all of which are within daily commuting distance. The area is well served by an excellent choice of both state and private schools. Communications are good, with easy access to Junction 16 of the M4 as well as regular train services to London Paddington from Kemble Station (8 miles) in around 75 minutes as well as from Swindon station (11 miles) taking from 55 minutes.



Directions

From Cricklade, head west on the B4040 (Common Hill which turns into Malmesbury Road) for approximately 3.5 miles. At the main crossroads, turn left onto the B4696, signposted for Royal Wootton Bassett. After approximately two-thirds of a mile, turn right off the main road, clearly signposted Duchy Rag House and the house can be found on the right-hand side.

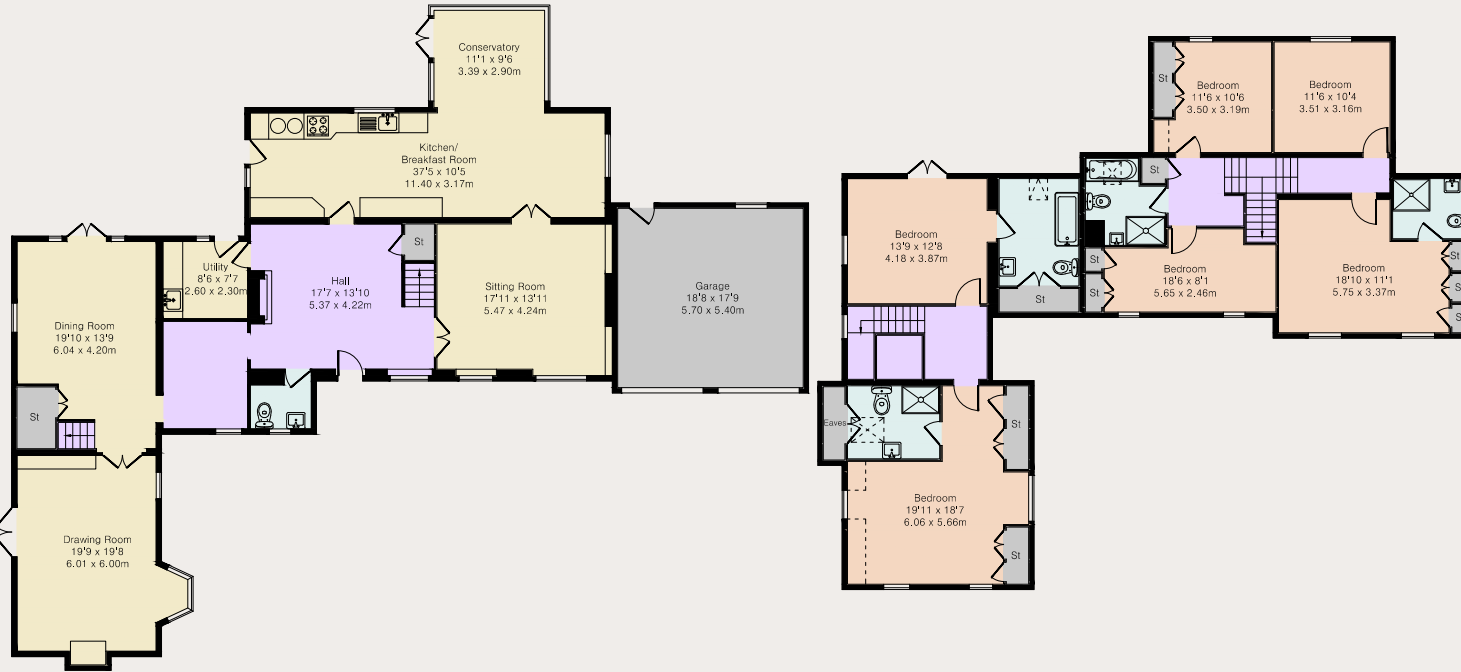
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Floorplans
House internal area 3,487 sq ft (324 sq m)
Garage internal area 329 sq ft (31 sq m)
For identification purposes only.



Ground Floor

First Floor

General

Local Authority: Wiltshire District Council.

Services: Mains water and electricity.
Private drainage which our client informs us complies with current regulations.

Oil fired central heating.

Council Tax: Band G

Tenure: Freehold

EPC: E

Guide Price: £1,375,000

Cirencester

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