



# The Old Coach House

Basset Down, Wroughton, Wiltshire

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

A beautifully arranged country house with generous grounds and extensive outbuildings, set on the edge of the Marlborough Downs.

A substantial country house, set within generous grounds on the edge of the Marlborough Downs, offering extensive accommodation and a range of outbuildings.



5 RECEPTION  
ROOMS



5 BEDROOMS



4 BATHROOMS



OUTBUILDINGS



GARDEN



FREEHOLD



RURAL



5832 SQ FT



GUIDE PRICE  
£2.000.000

### The property

The Old Coach House is a substantial and thoughtfully arranged country house, positioned within generous grounds on the edge of the Marlborough Downs. The house offers extensive and versatile accommodation, well suited to modern family living, home working and entertaining, together with an excellent range of outbuildings.

The ground floor is centred around a traditional courtyard arrangement, creating a strong sense of light, flow, and connectivity throughout the principal reception rooms. The kitchen is a generous and welcoming space, supported by a separate pantry and positioned ideally for both everyday use and entertaining. Adjacent reception rooms include a formal dining room, family room and sitting room, providing flexibility for a variety of uses and lifestyles.

One of the most notable spaces is the large playroom, a bright and adaptable room which offers excellent flexibility and could equally serve as a secondary sitting room, studio, or informal entertaining space. A separate study provides a quieter environment for home working, while the ground floor is further enhanced by a gym/ancillary accommodation with its own access.

The first floor provides four bedrooms in total, including a generous principal bedroom. All remaining bedrooms are served by family bathrooms and are well proportioned, with several enjoying attractive views across the courtyard and surrounding grounds. The layout allows for excellent flexibility, with certain rooms lending themselves to alternative uses such as additional study space or guest accommodation, if required.





## Gardens and grounds

The Old Coach House sits within mature and well-established grounds that combine formality with practicality. Areas of lawn are complemented by a productive orchard, including apple, pear, plum and quince trees, adding both character and seasonal interest to the setting.

A particularly appealing feature is the detached outdoor room, currently arranged as an office and enjoying far-reaching views across the surrounding countryside. This space offers excellent flexibility and could equally be used as a gym, studio, or further workspace, subject to individual requirements.

The property also benefits from a range of useful outbuildings, including a workshop, potting shed, greenhouses, and garden stores, providing ample space for hobbies, storage, or potential alternative uses. Parking is well provided for, and the overall setting offers privacy, openness, and ease of maintenance.

## Situation

Basset Down is a highly regarded rural location, positioned to the south of Swindon on the edge of the

Marlborough Downs, an Area of Outstanding Natural Beauty. The setting offers immediate access to open countryside, downland walks and bridleways while remaining exceptionally well connected.

Junction 16 of the M4 is approximately 2 miles away, providing swift access to London, Bath, Bristol, and the wider motorway network. Swindon lies within easy reach and offers a comprehensive range of shopping, leisure, and educational facilities, together with a mainline railway station providing fast services to London Paddington. The Great Western Hospital is also conveniently located, approximately 8 miles from the property.

The area is particularly well served for schooling. Well-regarded independent schools within reach include Pinewood School (Swindon), Westonbirt School (Tetbury), Dauntsey's School (Devizes), Marlborough College, and St Mary's School, Calne, many of which are accessible via established school bus routes. The surrounding market towns of Marlborough, Cirencester, Tetbury and Devizes provide a broad range of amenities, cultural attractions, and dining options.



## Distances

- Swindon 4 miles (mainline station - London Paddington approximately 55 minutes)
- Marlborough 9 miles
- Cirencester 22 miles
- M4 ( J16) 2 miles
- Oxford 28 miles
- Bath 33 miles





Approximate Floor Area = 406.3 sq m / 4373 sq ft (Including Eaves)  
 Outbuildings = 135.6 sq m / 1459 sq ft  
 Total = 541.9 sq m / 5832 sq ft



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. [#101567](http://fourwalls-group.com)

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## Floorplans

**Main House internal area 4373 sq ft (406.3 sq m)**  
 For identification purposes only.

## Directions

SN4 9QP

What3Words: [:///dated.notion.rider](https://www.what3words.com/:///dated.notion.rider)

## General

**Local Authority:** Swindon Borough Council

**Parking:** Yes

**Mobile and Broadband checker:** Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Services:** Mains electricity. Private water and drainage.  
 Compliant with current regulations.

**Council Tax:** Band G

**EPC Rating:** E

**Viewings:** Strictly by appointment through the vendor's selling agents, Strutt & Parker

## Cirencester

15 Dyer Street, Cirencester, GL7 2PP

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