



Home Farm  
Swan Lane, Leigh, Wiltshire

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## Home Farm Swan Lane, Leigh, Wiltshire, SN6 6RD

A Grade II listed Cotswold farmhouse accompanied by a detached two-bedroom cottage, an extensive array of outbuildings, stabling, an all-weather arena, and paddock land, extending in total to approximately 25 acres

Ashton Keynes 1 mile, Cricklade 3 miles,  
Cirencester 6 miles, Swindon 12 miles,  
Kemble Station 5 miles

Drawing room | Dining room | Study  
Kitchen/breakfast room | Utility | Cloakroom  
4 bedrooms (all en suite) | Dressing room  
Detached 2 bedroom cottage | Stabling and  
outbuildings | Gardens | All weather arena  
Paddocks and pasture

About 25 acres





## The Property

Home Farm is an elegant Grade II listed Wiltshire farmhouse featuring four en suite bedrooms and benefitting from a two-bedroom detached cottage. The property is set within over 25 acres of picturesque gardens, grounds, and pasture. Believed to date back to the 16th century, with subsequent additions, the home combines historical charm with modern convenience.

The ground floor is thoughtfully arranged to suit family living. The south-facing kitchen/breakfast room, complete with an Aga, offers an inviting space for casual dining. The double drawing room is ideal for entertaining, while the separate formal dining room and study provide additional versatile living areas. On the first floor, there are four well-proportioned en suite bedrooms, as well as a dressing room that could also serve as an occasional bedroom.

## Outside

Home Farm benefits from a large single garage adjacent to the driveway and extensive gravelled parking. The gardens are beautifully maintained, featuring a mix of vegetable plots, wide flat lawns, and a charming, paved courtyard adjoining the kitchen—perfect for alfresco dining and entertaining.

## Dairy Cottage

This detached cottage, originally converted from a period barn, provides ancillary accommodation, featuring a spacious sitting/dining room with high ceilings and a wood-burning stove, two bedrooms, and two bathrooms. With private gravelled parking and its own garden, Dairy Cottage offers versatility as guest accommodation, a home office, or a potential holiday let, presenting a lucrative additional income stream.



## The Farm Buildings and Land

To the east of the farmhouse lies an impressive collection of farm buildings with a separate access from Swan Lane.

The modern buildings include a large stable block with six loose boxes and a Dutch Barn, presenting an exceptional opportunity for future development, subject to securing the necessary planning consents.

The traditional period buildings feature a second stable block with an additional six stables, and a detached stone and brick barn with a Cotswold stone roof, providing further scope for creative use or enhancement.

Adjacent to the buildings is a 60m x 30m all-weather riding arena.

The land extends to over 25 acres, divided into five well-fenced fields suitable for horses or livestock, with extensive road access.

### Location

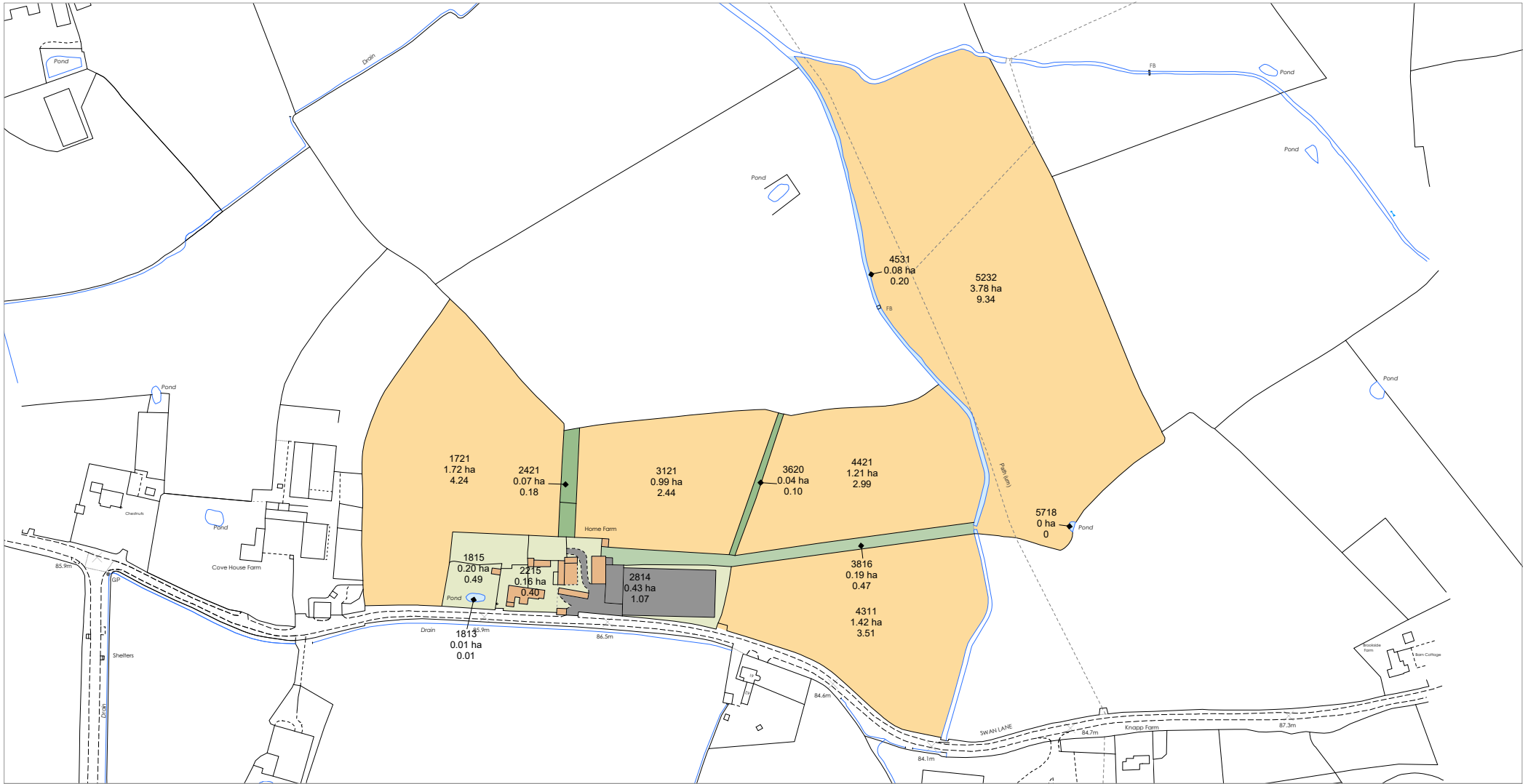
Situated on Swan Lane, a tranquil rural road connecting Ashton Keynes to Leigh, Home Farm enjoys a peaceful yet convenient location.

Ashton Keynes, a thriving village just 1 mile away, offers a primary school, shop, and pub. Cricklade, under 3 miles away, provides a selection of daily amenities, while Cirencester, known as the “Capital of the Cotswolds,” is 6 miles to the north, offering a broader range of shops, restaurants, and services.

Home Farm is well connected, with the A419 dual carriageway approximately 4 miles away, providing access to Junction 15 of the M4 (Swindon) and Junction 11A of the M5 (Gloucester). Kemble Station, just 5 miles away, offers direct rail services to London Paddington.







# Home Farm

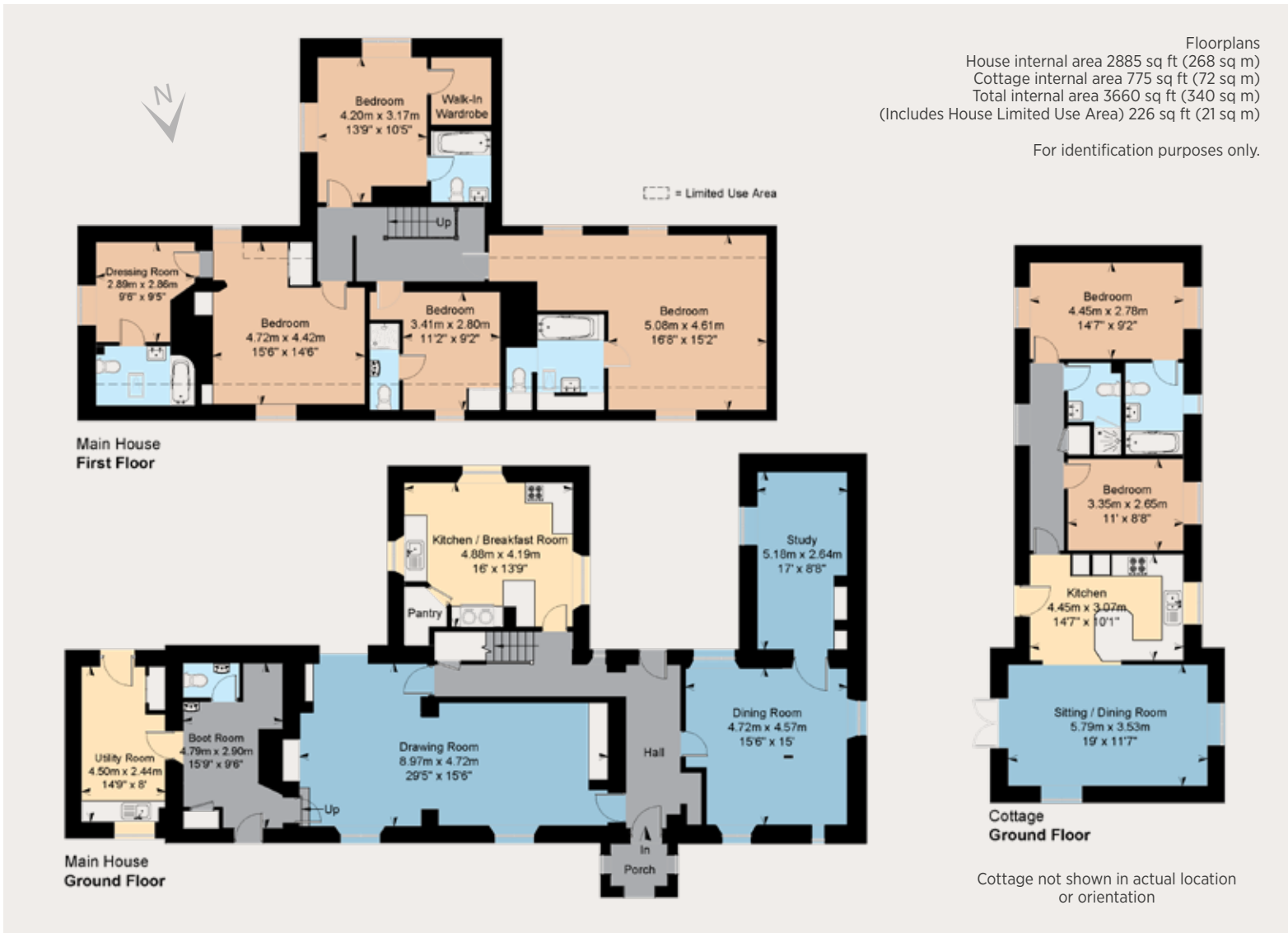
Total Area (10.30 ha / 25.44 ac)

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Not to Scale. Drawing No. X20182-01 | Date 20.07.23





**General**  
**Local Authority:** Wiltshire Council.  
**EPC Rating:** House – Band F, Dairy Cottage – Band D  
**Services:** Mains water and electricity, private drainage, oil central heating.  
**Council Tax:** Band F  
**Tenure:** Freehold  
**Public Rights of Way:** Two public footpaths cross the property (detailed plan available).  
**Guide Price:** £1,800,000

**Directions**  
 From the A419, take the Cricklade exit and follow the B4040 towards Malmesbury. At the crossroads with the B4696, turn right at the traffic lights towards Ashton Keynes and Cirencester. After approximately half a mile, turn right onto Swan Lane. Home Farm is the second property on the left.

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