

The Old House,
Oaksey, Wiltshire



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A beautifully proportioned period home combining generous living space, character and versatility within a sought-after village setting.

Property description

The Old House is an impressive period property offering extensive and well-balanced accommodation arranged across three floors, extending to approximately 3,475 sq ft including garaging. The property combines traditional charm with practical family living, providing generous reception areas alongside flexible bedroom accommodation suited to modern requirements.

The house is entered via a central entrance hall, which immediately establishes the sense of character and proportion found throughout the property. The principal reception rooms are arranged around the hallway and provide an excellent balance of formal and informal living space.

A spacious sitting room forms the heart of the house, benefitting from excellent natural light and generous proportions, making it particularly well suited to both entertaining and day-to-day family life. The room enjoys an attractive outlook and offers ample space for multiple seating areas.

Adjacent to the sitting room is a separate study, ideally positioned for home working or use as a library or snug, providing a quieter and more private environment away from the principal living spaces.

To the opposite side of the house, a formal dining room offers an elegant setting for entertaining and family gatherings, conveniently positioned alongside the kitchen accommodation.

The kitchen/breakfast room is particularly impressive in scale and forms a highly functional hub within the house. Offering extensive preparation and dining space, the room is ideally suited to modern family living and informal entertaining. A separate pantry and utility room provide excellent ancillary storage and laundry facilities, helping to support the practical day-to-day running of the household. A cloakroom completes the ground floor accommodation.

First floor accommodation

The first floor provides substantial bedroom accommodation, arranged to offer both privacy and flexibility.

The principal bedroom suite is particularly generous and benefits from its own en suite bathroom, creating a comfortable and private retreat within the house.

Additional bedrooms on this floor are well proportioned and are served by further bathroom facilities. A built-in bedroom positioned centrally within the first floor layout provides excellent flexibility and could equally be utilised as a dressing room, nursery or additional study depending on individual requirements.

Second floor accommodation

The second floor provides two further bedrooms together with additional bathroom facilities, creating an ideal arrangement for older children, guests or ancillary accommodation. The separation from the principal bedroom areas allows for a strong degree of privacy and independence.

**Grade II listed | 3,178 sq ft | 3 reception rooms | 5 bedrooms
3 bathrooms | Private & enclosed gardens
Garage and off-road parking for several cars**

Guide price £1,850,000



Garaging and ancillary buildings

The property benefits from a detached garage providing secure parking and additional storage. The combination of the garage and extensive gravelled parking area ensures ample provision for multiple vehicles.

Gardens and grounds

The Old House enjoys attractive and well-established outside space which complements both the scale and character of the property. The gardens provide a pleasant and private setting, with areas suited to outdoor dining, relaxation and family use.

A particularly distinctive feature of the grounds is the charming stone-built gazebo, constructed in traditional Cotswold stone beneath a stone tiled roof with oak doors. Positioned beside a generous paved terrace, this unique and characterful structure creates an excellent space for outdoor entertaining, relaxation or sheltered seating, and contributes significantly to the overall charm of the property.

The gardens themselves are arranged to provide a balance of lawned and planted areas, enhancing the attractive setting while maintaining a good degree of privacy.

In addition, the property benefits from further land positioned to the eastern side of the house, accessed via a gate from the front garden. This area has been gravelled to provide extensive additional parking, comfortably accommodating up to six vehicles, making the property particularly practical for family occupation or visiting guests.

Situation

The Old House is situated within the desirable village of Oaksey, a thriving and well-regarded community positioned between Malmesbury and Tetbury.

The village offers a range of day-to-day amenities including a village shop, public house, church and primary school, together with a strong sense of community.

The nearby market towns of Malmesbury and Tetbury provide a wider selection of shops, cafés and restaurants, while Cirencester offers more extensive shopping, leisure and educational facilities.





Approximate Floor Area = 295.3 sq m / 3178 sq ft
 Outbuildings = 27.6 sq m / 297 sq ft
 Total = 322.9 sq m / 3475 sq ft



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The area is particularly well regarded for schooling, including Oaksey Church of England Primary School, Malmesbury School and a number of highly regarded independent schools including Westonbirt School, Hatherop Castle and Cheltenham College.

Transport links are excellent, with mainline rail services available from Kemble providing direct access to London Paddington, while the M4 motorway offers convenient road connections to London, Bristol and the wider motorway network.

Postcode region: SN16

General

Local authority: Wiltshire Council
 Services: Mains Gas, Water, Electricity and Drainage.
 Council tax: Band G
 EPC rating: F
 Tenure: Freehold
 Grade II Listed
 Mobile and broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
 Viewings: Strictly by appointment through the vendor's selling agents



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