

White Leas

Sopworth, Badminton, Wiltshire



MOORE ALLEN
& INNOCENT

White Leas

£ 3,150 pcm

Sopworth, Badminton, SN14 6PS

A superb opportunity to rent an impressive and substantial wing of Sopworth Manor, a beautiful historic Manor House which in part dates to the early 1700's with later additions and was vertically sub-divided into three independent properties over five decades ago.

The Grade II Listed property is set within a secluded position along a quiet no-through lane adjacent to the 13th Century Church in the very heart of the delightfully unspoilt village of Sopworth on the Wiltshire /Gloucestershire borders and adjoining the renowned Badminton Park Estate in an Area of Outstanding Natural Beauty.

Approached via a timber five bar gate which opens on to a gravelled parking area in front of a single garage, the gardens and grounds benefit from a pleasant southerly aspect and have been attractively planted and well maintained, providing a delightful setting for the house.

Accommodation

Constructed in the vernacular style of Cotswold stone, the property boasts an array of Period features including stone mullion windows, ornate fireplaces, timber beams and generously proportioned rooms with excellent ceiling height.

In all, the unfurnished and centrally heated accommodation extends to almost 3,000 sq. ft. and is arranged over three floors comprising on the ground floor of two large formal reception rooms – both with open fireplaces, alongside a spacious fitted kitchen /breakfast room with utility room off and separate cloakroom.

On the first floor, there are two principal bedrooms – each of generous proportions and a dedicated shower room. Of particular note, the master bedroom has a feature fireplace, an attractive dual aspect overlooking the gardens and also an en-suite bathroom with a roll top bath and lovely views to the parish church. To the second floor there are three further double bedrooms, a family bathroom and separate w/c.

Garden and Grounds

The grounds and gardens are a particularly attractive feature of the property extending to approximately a third of an acre. Arranged to the side and rear, the gardens comprise of well stocked, colourful flower beds, a charming rose garden, extensive lawns as



well as a sheltered patio terrace. A gated driveway off Church Lane provides private parking and leads to a useful garage.

Available immediately and for a long let if desired, properties of this size and nature are rarely available to let and even less so within such a beautiful and picturesque setting. As such, a viewing is highly recommended to truly appreciate the accommodation on offer.

Close to Home

This impressive Grade II Listed property occupies an enviable position near to the heart of the quiet Cotswold village of Sopworth, which is situated away from main roads adjoining the renowned Badminton Park Estate on the Wiltshire /Gloucestershire border within an Area of Outstanding Natural Beauty (AONB).

Sherston, about 2 miles drive, offers an active local community and offers many amenities and facilities for day-to-day needs including a primary school, doctor's surgery, post office and general stores, church, wine shops and two pubs.

Close by are the market towns of Tetbury and Malmesbury which are both approximately 6 miles distant. Both towns offer a wider range of shopping, services food outlets and leisure facilities, with the latter also benefitting from a Waitrose supermarket.

The picturesque countryside surrounding the village provides a wonderful source of walks as well as opportunities to ride. The area is ideal for those with equestrian interests whether the Beaufort Polo Club, The Duke of Beaufort's Hunt, the world-renowned horse trials at Badminton and Gatcombe or the racing at Cheltenham and

Bath. The village is conveniently located for the commuter with access to the M4 at Junctions 17 and 18 providing easy access to London as well as Bristol where it links with the M5. There are also regular rail services from Chippenham and Kemble stations, both around 12 miles away, to London Paddington in c. 75 minutes.

Schooling locally is second to none with very good state and independent schools within daily reach. In addition to the many local and well-regarded village primary schools, Tetbury and Malmesbury offer very good secondary schooling options while the area also boasts several well-known private schools including Beaudesert Park, Westonbirt, Rosehill Westonbirt and St Mary's Calne.

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Services

We understand that mains water, sewerage and electricity are connected. Oil fired heating and hot water system.

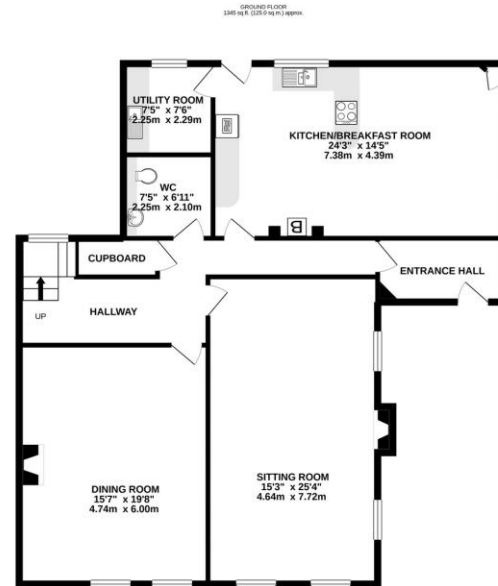
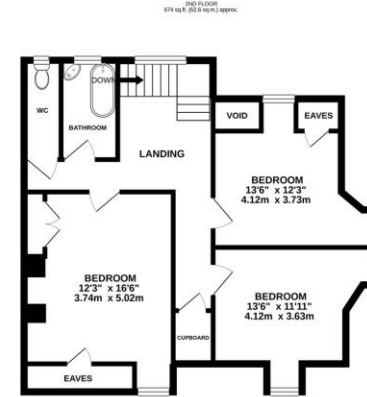
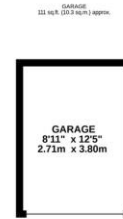
Council Tax - Band G

EPC – Band E-42

Viewings are strictly by appointment via the sole Agent: **Moore Allen & Innocent**



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TOTAL FLOOR AREA : 2801sq.ft. (260.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

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