



Malmesbury Road, Leigh, Wiltshire.

Offers in Excess of £775,000



Rowanlea Cottage, 1 Malmesbury Road, Leigh, Swindon, Wiltshire.

Directions

Please use the postcode SN6 6RA or call the office at any time for detailed directions from your location.

Summary

Set between Cricklade and Leigh, this characterful four-bedroom home sits within around five acres, with paddocks, stables, outbuildings, gardens and generous parking. The house offers flexible family accommodation with a snug, living room, dining room, kitchen/breakfast room, conservatory, boot room and utility, while the outside space creates huge appeal for buyers wanting land, equestrian potential, wildlife, space and a more rural way of life.

Step inside

The property opens into an entrance hall, with access into a charming snug where exposed ceiling beams, a feature fireplace and the staircase create an immediate sense of character. This is a lovely everyday room, sitting at the heart of the house and providing a cosy contrast to the larger reception spaces beyond.

The kitchen/breakfast room is a generous dual-aspect space, fitted with a range of storage, worktop space and room for a good-sized table. It feels practical, sociable and well connected to the rest of the ground floor, making it well suited to busy family life, country living or simply those who like a proper kitchen at the centre of the home.

From here, the accommodation flows into a separate dining room and then through to the main living room, a wonderfully inviting space with exposed beams, timber flooring and a fireplace creating a strong focal point. There is plenty of room for relaxed seating, while the adjoining conservatory provides an additional garden-facing space to sit, read or enjoy the outlook.

The ground floor also includes a useful boot room, an essential feature for a home with this much land. This leads through to a utility room and downstairs cloakroom, giving the house the practical support space needed for outdoor hobbies, animals, gardening or everyday family life.

Upstairs, the landing includes a useful study area, ideal for working from home, homework or quiet reading space. There are four bedrooms in total, with the principal bedroom enjoying a dual-aspect outlook and its own en-suite bathroom. The remaining three bedrooms are served by the family bathroom, giving the home a flexible layout for families, guests or those needing additional hobby or work space.

Step outside

The outside space is where this property really comes into its own. In total, the grounds extend to around five acres, offering a rare combination of garden, paddock land, outbuildings and established planting.

To the front, there is driveway parking and a double garage, while the land is arranged to offer a small paddock with stables and an outbuilding, together with a

further four acres split across two paddocks. Although the current owners no longer keep horses, the property has previously been used with equestrian life in mind and remains well equipped for those wanting to do so again.

Alongside the practical paddock space, the owners have also planted thoughtfully over the years, with a variety of trees including firs and horse chestnut, helping to create a more natural environment and attract local wildlife. This gives the grounds a softer, more established feel, balancing the equestrian potential with space for nature, family life and outdoor enjoyment.

There are enclosed garden areas immediately around the house, together with further side garden areas, mature planting and an old cottage outbuilding, all adding to the charm and flexibility of the setting. Whether the buyer is looking for horses, smallholding potential, wildlife, children's space, gardening, workshops or simply room to breathe, this is a property with real scope.

Area insight

The property is positioned between Cricklade and Leigh village, giving it a lovely semi-rural feel while remaining within easy reach of local amenities. Cricklade offers a strong range of day-to-day facilities including shops, cafés, pubs, schooling and riverside walks, while the surrounding villages and countryside provide a more peaceful backdrop. The location also works well for access to Cirencester, Swindon, the Cotswold Water Park and the wider road network, making it a strong option for buyers who want land and country living without feeling cut off. It is a setting that offers the best of both worlds, space and countryside on the doorstep, with practical connections close by.

Viewing

Viewing is available by appointment 7 days a week. Please call your local office to arrange.

Additional services

As a local family business, we have built relationships with many other local companies and are therefore happy to provide referrals for conveyancing, financial advisor, contractors, and anything else you may require.

Agents Note

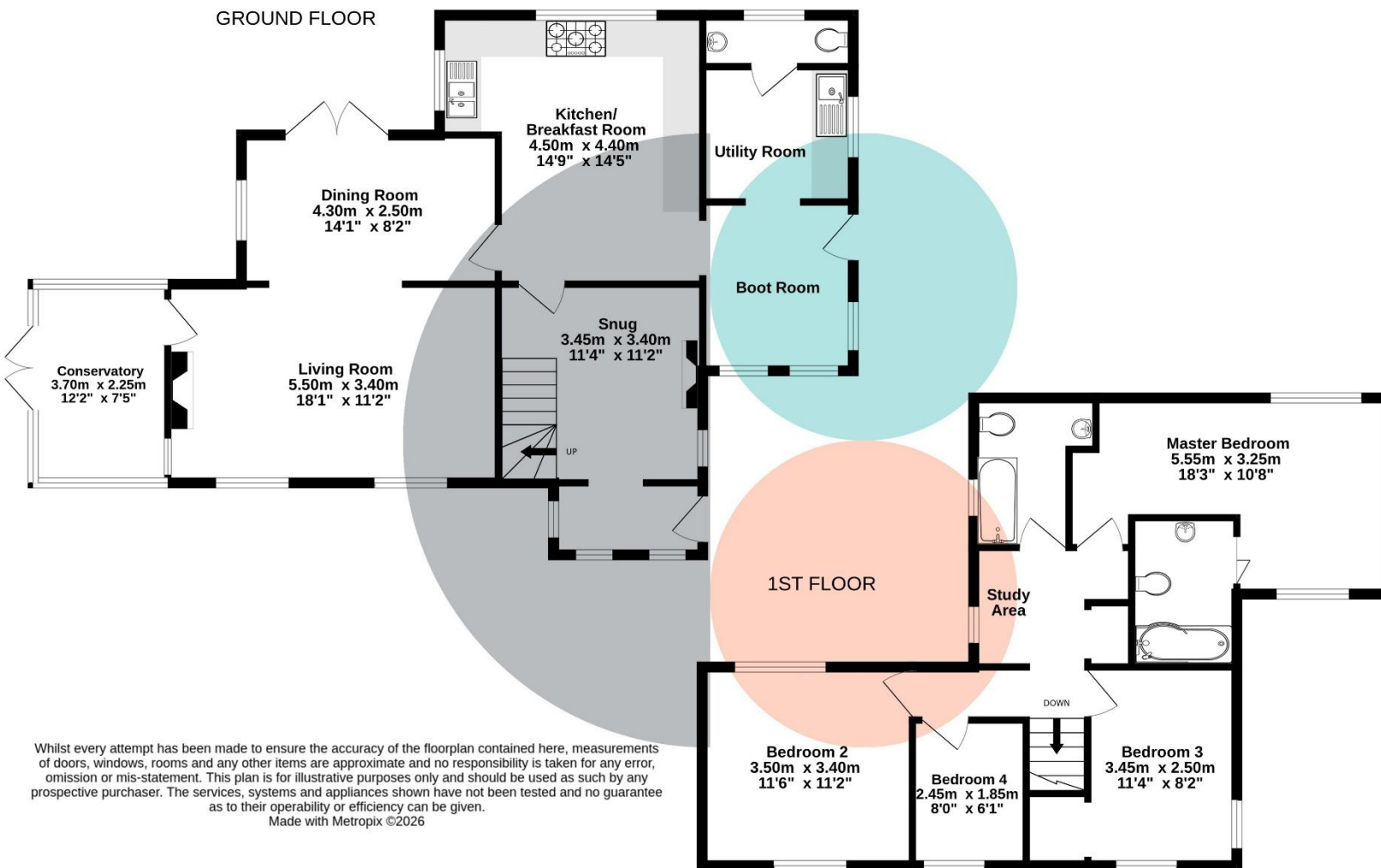
We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a survey, nor have we tested any services, appliances or any specific fittings at the property. Room sizes should not be relied upon for carpets and furnishings.



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GROUND FLOOR



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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