



WentWorth
Estate Agents



Rudloe House Leafy Lane, Corsham, SN13 0JY

▪ Substantial Victorian detached home extending to approximately 4,301 sq ft ▪ Seven double bedrooms arranged over three floors ▪ Three beautifully proportioned reception rooms offering excellent flexibility ▪ Spacious kitchen with separate butler's kitchen and walk-in larder ▪ Substantial cellar comprising three separate rooms ▪ Mature and established gardens surrounding the property ▪ Outdoor heated swimming pool with surrounding terrace ▪ Double garage, separate carport and ample gated driveway parking ▪ Summerhouse, natural pond, greenhouse and garden shed ▪ Attractive setting within the Cotswolds National Landscape, convenient for Box, Corsham, Bath and Chippenham

Price guide £1,100,000

Location

Leafy Lane is situated in Hawthorn, within the Parish of Box, occupying an attractive setting within the Cotswolds National Landscape and within easy reach of both the historic market town of Corsham and the popular village of Box. The area offers an appealing balance of countryside and convenience, with a good range of local amenities, highly regarded schools, shops, restaurants and recreational facilities nearby, while the surrounding countryside provides excellent opportunities for walking and outdoor pursuits.

Bath and Chippenham are both readily accessible and provide a wider range of shopping, cultural and leisure facilities, together with mainline rail services and direct connections towards London Paddington. The M4 is also within convenient reach, making the property well placed for those travelling towards Bristol, Swindon, London and further afield.

Internal Descriptions

Approached via a lavender-lined pathway, the property is entered beneath an impressive portico into a grand and welcoming reception hall, where timber flooring and a turning staircase immediately establish the character and proportions of the house. The principal drawing room is an elegant and beautifully proportioned space, with sash windows overlooking the gardens, a feature fireplace and fitted shelving and cupboards, while a second generous reception room provides a superb living and dining space with views across the south-facing garden and a fireplace with Bath stone hearth and surround. A further reception room, currently used as a home office, offers excellent flexibility and could equally serve as a playroom, music room, snug or additional sitting room.

The kitchen is both spacious and practical, with fitted cabinetry, parquet flooring and attractive leaded-light windows allowing plenty of natural light, while a walk-in larder provides useful additional storage. A separate butler's kitchen offers further preparation and cooking space, particularly useful for entertaining, and from the kitchen a secondary entrance hall leads to a generous utility and boot room with direct access to the garden. A bright conservatory provides an additional living space, while a guest cloakroom completes the ground-floor accommodation. The turning staircase rises to a galleried first-floor landing with five double bedrooms and a family bathroom, while the second floor provides two further generous double bedrooms, a shower room and a spacious landing area. The property also benefits from a substantial cellar, approached by stone steps and divided into three separate rooms, one of which houses the boiler and pool equipment.

External Descriptions

Rudloe House is approached via a gated driveway providing ample parking for several vehicles, in addition to a double garage with power and light and a separate carport. The gardens are a particular feature of the property and provide a mature and established setting around the house, with areas of lawn framed by mature trees, shrubs

and herbaceous planting, while the lavender-lined pathway creates an attractive approach to the principal entrance.

The gardens continue around the property to the rear, where an outdoor heated swimming pool with surrounding terrace provides a wonderful space for summer entertaining and relaxation. A summerhouse overlooks the natural pond, while further expanses of lawn are complemented by fruit trees, established borders and planting. There is also a greenhouse and garden shed, with the combination of mature planting, open lawn and more secluded corners creating a varied and attractive outdoor environment.

Additional Information

Tenure - Freehold

Council Tax Band - G

Local Authority - Wiltshire Council

EPC - E

Agents Note

Important Notice

These particulars are intended as a general guide to the property and do not constitute an offer or contract, nor form part of one. Wentworth Estate Agents has taken reasonable care in preparing the information provided, including information supplied by the seller and other sources. Prospective buyers should satisfy themselves as to any matters of particular importance to them and obtain appropriate professional advice where necessary. Photographs and other marketing imagery show the property as it appeared at the time they were produced and may not represent its current condition. All areas, measurements and distances are approximate and any floor plans are provided for identification and guidance only. Unless expressly stated, Wentworth Estate Agents has not tested any appliances, equipment, fixtures, fittings or services and cannot confirm their condition or working order. Any reference to alterations, extensions or the use of any part of the property should not be taken as confirmation that any necessary planning permission, building regulations approval or other consent has been obtained. Information relating to tenure, leases, rights, restrictions and other legal matters should be verified by the buyer's conveyancer. Nothing in these particulars limits the obligations of Wentworth Estate Agents under applicable consumer protection legislation, including its responsibility to provide material information and not to give misleading information.

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Approximate Area = 4301 sq ft / 399.5 sq m (excludes carport)

Garage = 353 sq ft / 32.7 sq m

Outbuilding = 121 sq ft / 11.2 sq m

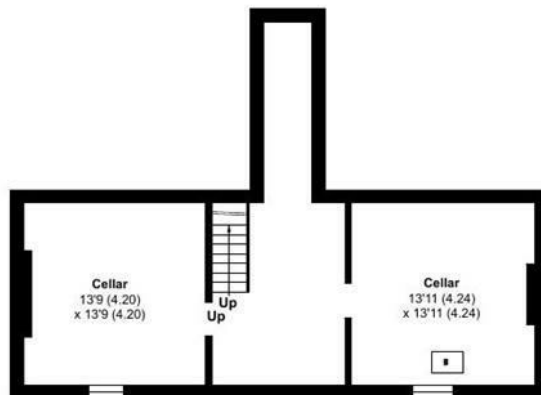
Total = 4775 sq ft / 443.4 sq m

For identification only - Not to scale



Carport
15'6" (4.72)
x 9'1" (2.78)

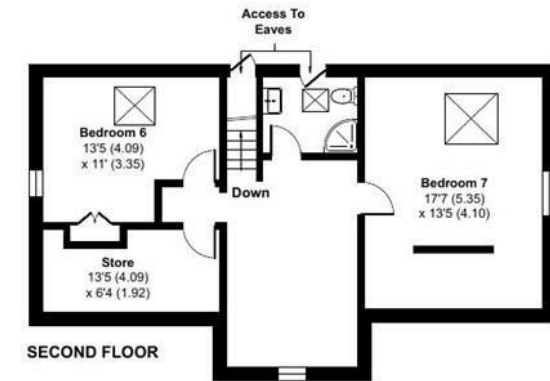
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	



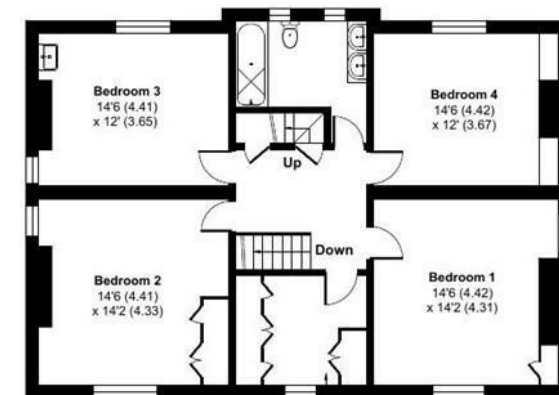
CELLAR



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR

Bedroom 5 /
Dressing
Room
9'11" (3.02)
x 8'3" (2.52)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for WentWorth Estate Agents (Bath). REF: 1526022







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