

# KEEPER'S COTTAGE

Spiers Piece, Steeple Ashton, Wiltshire



FOX  
GRANT

## SITUATION

Trowbridge 4 miles, Chippenham 13 miles, M4 (Junction 17) 18 miles, Bristol 31 miles, Swindon 33 miles

Mainline train station Chippenham to London/Paddington 80 mins

Bristol International Airport 38 miles.

Keeper's Cottage is rurally located to the north of Salisbury Plain set in unspoilt rolling Wiltshire downland. There are excellent communication links via the M4 to the north connecting London and the West Country. The commercial town of Swindon lies to the north east, with Warminster to the south, Trowbridge and Westbury are close by for every day needs. The World Heritage City of Bath is some 18 miles away for shopping and restaurants.

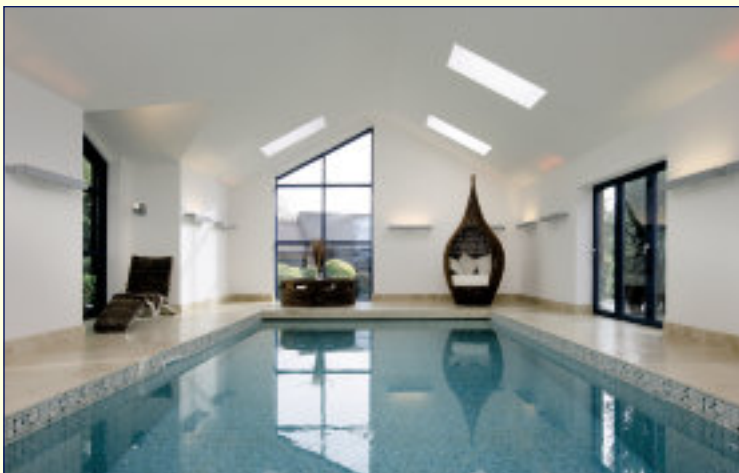
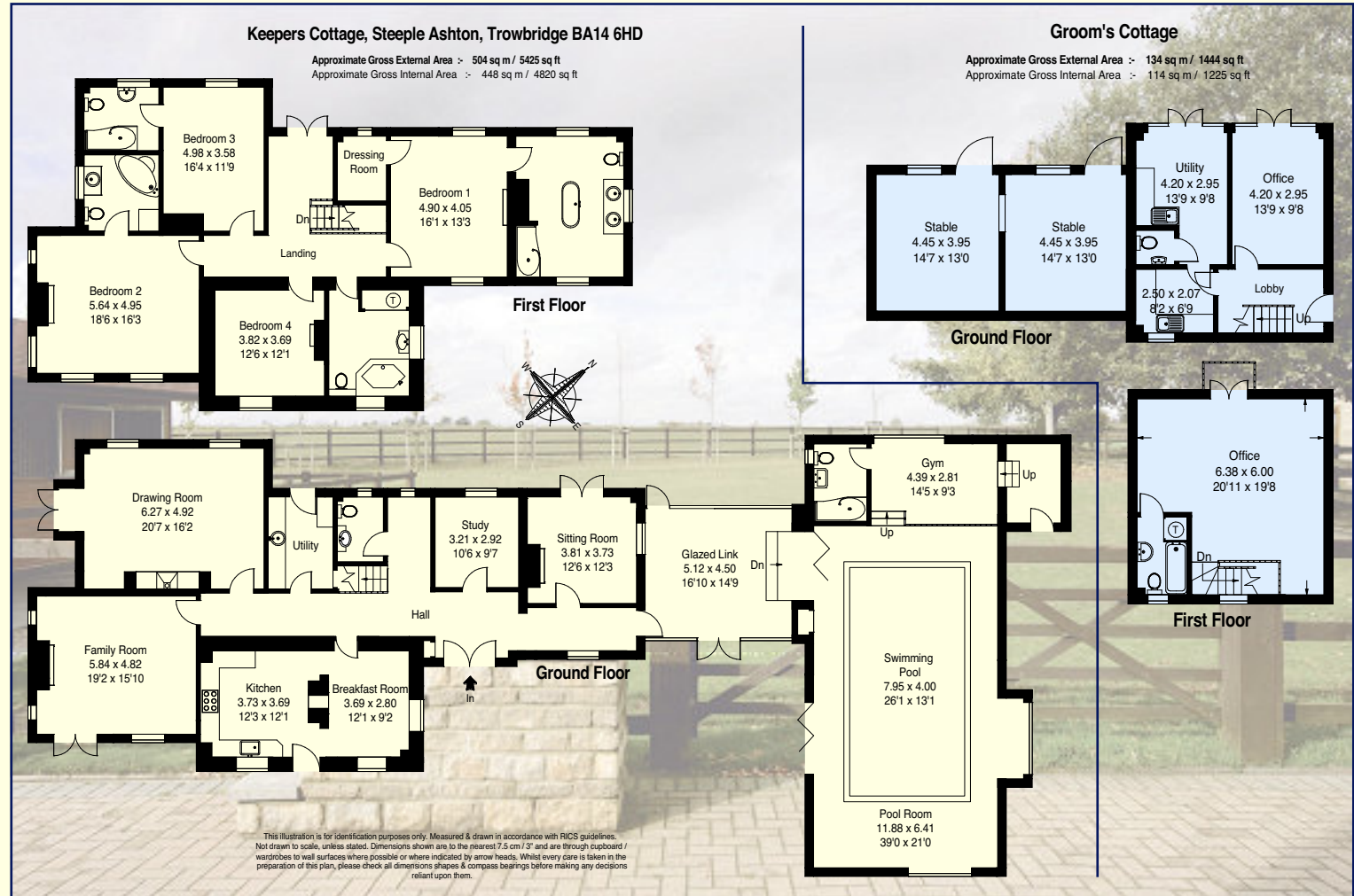
**Education** There is an excellent range of both public and private schooling in the locality including Dauntseys at West Lavington, Marlborough College, St Marys at Calne, Warminster School, and Stonar at Melksham. (see [www.isc.co.uk](http://www.isc.co.uk)) Various state primary and secondary schools are found in the surrounding areas. (see [www.wilts.gov.uk](http://www.wilts.gov.uk)).

**Local, Sporting & Recreational** Steeple Ashton which takes its name from the 15th Century church in the village has a renowned village green, popular village pub and shop. Racing is at Bath, Salisbury and Wincanton. Hunting is with the Avon Vale Hunt.

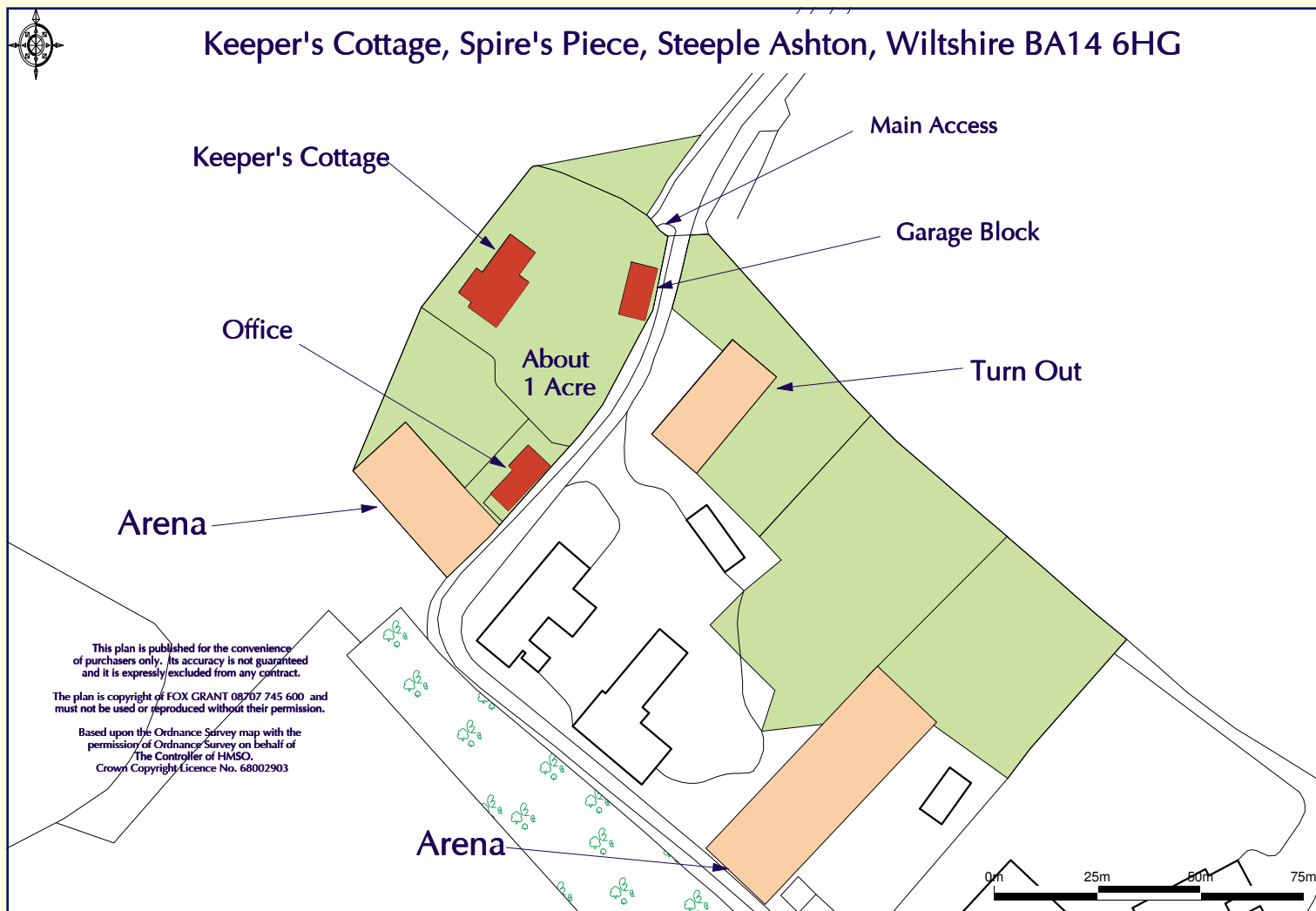
## KEEPER'S COTTAGE

Keeper's Cottage is situated down a quiet no through road. A detached and substantial period farmhouse, the property is constructed of stone under a tiled roof. It is discretely set back behind a mature hedge boundary with electric gates leading into a block paved and gravelled parking and turning area. The house is nestled amongst grounds which are mainly laid to lawn with mature shrub borders and a mediterranean garden to the front of the property offering extensive and versatile accommodation. A feature of the property is the indoor swimming pool complex and gym which is linked to the house via a glazed link. The property also benefits from a detached office which subject to the necessary planning permission could be converted to secondary accommodation.

## Outstanding Country House With Equestrian Facilities



# Keeper's Cottage, Spire's Piece, Steeple Ashton, Wiltshire BA14 6HG



## Outdoor Arena

- Sand and PVC base with shredded Alrubba surface
- Post and rail fenced
- Floodlighting

## Turn Out Arena

- Sand and PVC base with shredded Alrubba surface

## Stables

- There are 5 stables in total. Two of brick construction attached to the office and three of timber construction adjacent to the outdoor arena.
- Covered hay store
- Separate vehicular entrance

## LAND

The grazing is currently divided into a number of conveniently fenced pasture paddocks.

- Post & rail paddocks
- In all the land amounts to about **2.5 Acres**.

## AGENT'S NOTES

### Property Misdescriptions Act 1991

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and OS plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Services have not been tested. Purchasers must satisfy themselves by inspection or otherwise.

## Solicitors

Trethowans  
Tel: 01722 412 512 Attn: Marcus Thorpe

## Local Authority

Wiltshire Council Tel: 0300 456 0100

## Council Tax

Band 'E'. £1,800 payable for 2009-10

## Services

Mains electricity, water and private drainage to a septic tank. Oil fired central heating.

## Fixtures & Fittings

Unless mentioned specifically by separate negotiation.

## Particulars

Prepared by William Grant & Chris McNiven.

## GARDEN & GROUNDS

- Mainly lawned gardens encircling the property (approx 1 acre)
- Established herbaceous borders
- Mediterranean terrace
- Mature specimen trees
- Uninterrupted views over open farmland
- West & south facing garden
- Detached 5 car garage block

## EQUESTRIAN FACILITIES

Spread across an area of some 2.5 acres, there is an excellent array of equestrian facilities, outbuildings and stables.

## Office

- Two storey purpose built office

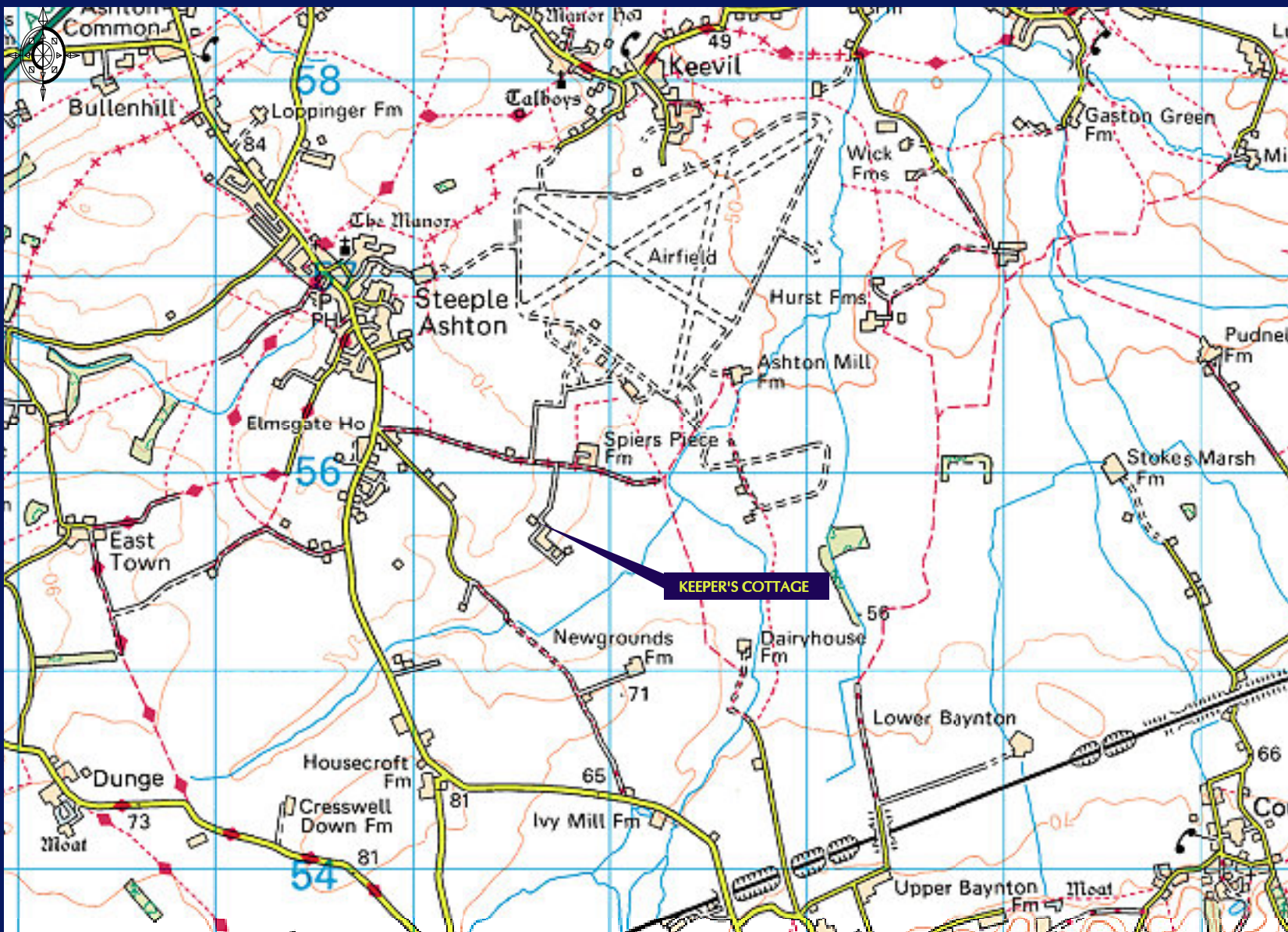
Adjoining the office is a brick built stable block with an outdoor arena and a range of timber stables. There is a further turn out arena with post and rail paddocks of about 1.5 acres, and a purpose built garage block to house 5 cars.

Overall the property offers a substantial house of 5,425 sqft. GEA plus a two storey office of 1,067sqft.

## HOUSE

- Substantial period country house (5,425 sqft )
- 4 bedrooms
- 4 bathrooms
- 4 reception rooms
- Woodburning stove to drawing room
- Open balustrade staircase
- Under floor heating with Oak and Travatine flooring
- Indoor swimming pool
- Gym

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### DIRECTIONS

From M4 (Junction 17) exit southbound on the A350 signposted Poole, Warminster, continue on the A350 for about 12 miles and turn left onto Common Hill signposted Great Hinton, Steeple Ashton. Continue into the High Street and onto Edington Road, turn left into Southbrook Lane and take the next left into Spiers Piece, continue to the end and turn right signposted Keeper's Cottage where the property will be found on your right hand side.

Postcode BA14 6HG. See map for alternative routes.

### VIEWINGS

Strictly by appointment on **01722 782727**. Please contact **William Grant** or **Chris McNiven** for further details or email [admin@foxgrant.com](mailto:admin@foxgrant.com)



William Grant

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