

# THE CLIFF

MALMESBURY, WILTSHIRE





# THE CLIFF

## MALMESBURY WILTSHIRE

Tetbury 6 miles, Chippenham Station 10 miles  
Cirencester 14 miles, Kemble Station 9 miles  
Swindon Station 13 miles  
M4 (Junction 16) 11 miles  
M4 (Junction 17) 5 miles  
(Distances are approximate)

Reception hall • Drawing room • Dining room  
Sitting room • Kitchen/breakfast room  
Study  
Cloakroom • Utility room • Boot room  
5 bedrooms • 3 bathrooms • Cellar  
Double garage with adjoining gym/office  
Summer house  
Landscaped gardens and grounds of about  
one acre  
Private parking



### SITUATION

The Cliff is located in the ancient town of Malmesbury, reputed to be England's oldest borough, and situated across the valley from the Medieval Malmesbury Abbey. The town offers an excellent range of everyday facilities, including a new Waitrose store, as well as a number of pubs and restaurants. Other local centres include Tetbury, Cirencester and Chippenham whilst more specialist shops and cultural activities can be found in Bath and Bristol. The area is reputed for its choice of highly

regarded schools which includes established private schools such as Westonbirt, Beaudesert Park, Wycliffe College, St Marys Carne, Marlborough College and those in Bath and Cheltenham. Recreational and Sporting facilities in the area include Racing at Cheltenham, Bath and Chepstow, Polo at Cirencester Park and Westonbirt, Eventing at Badminton and Gatcombe, Golf at Castle Coombe, Chippenham, Bowood, Westonbirt and Cirencester and water sports at The Cotswold Water Park. In

addition nearby places of interest include Westonbirt Arboretum, the National Trust properties at Lacock and Dyrham Park, Bowood House and the historic village of Castle Coombe. The property is also well placed for the commuter being accessible to both Junctions 16 and 17 of the M4 which provides fast access to the East and West. There are regular main line train services from Kemble, Chippenham and Swindon to London Paddington taking just over 60 minutes.



## DESCRIPTION

The Cliff is an outstanding and impressive country house which sits in a private location on the edge of the ever popular market town of Malmesbury. Internal accommodation is arranged principally over three floors and extends to over 3300sqft. The house further benefits from high ceilings and historic character throughout. At the front of the property are two large reception rooms currently used as a dining room and drawing room. Both of which have working fires and large bay windows looking over the garden and beyond. At the rear of the property there is a modern bespoke kitchen complete with an electric Aga and a range of floor and wall mounted units. There is also an additional reception room which benefit from bi-folding doors to the garden, vaulted ceilings and a log burner and makes for a lovely all year round sitting room. Additionally there is a study, cloakroom, boot room, utility room all of which are presented in excellent order.

On the first floor there is a large galleried landing which leads to four well proportioned bedrooms and a stunning newly fitted family bathroom complete with a roll top bath and separate shower. All bedrooms have far reaching views and garden aspects. On the top floor there is a large master suite which benefits from a well fitted dressing area, en-suite and far reaching views over Malmesbury and the surrounding countryside. Externally, The Cliff is accessed via a long and private drive which combined with electric gates gives a real feeling of privacy and seclusion. There is ample parking for a number of cars including a double garage and adjoining office/gym. The mature gardens and grounds are laid predominately to lawn and have a selection of well maintained formal borders at the front. There is also an orchard area and a superb all weather summer house which is perfect for year round entertaining.









### DIRECTIONS

From Malmesbury High street, turn left at The Market Cross and continue along the road past the Abbey on your right hand side. At the T junction turn right onto Gloucester road and continue down the hill and take the second exit at the roundabout. Go over the bridge and over the first of the two mini roundabouts. At the second roundabout take the fourth exit which is an unmarked private road which leads to The Cliff. Continue all the way along this lane and the property is found at the end through the electric gates.

### TENURE

Freehold with vacant possession upon completion.

**SERVICES:** All mains services are connected.

### LOCAL AUTHORITY

Wiltshire county council

### FIXTURES AND FITTINGS

Those items mentioned in these sale particulars are included in the freehold sale. All other fixtures, fittings and furnishings are expressly excluded. Certain such items may be available by negotiation. Further information should be obtained from the selling agents.

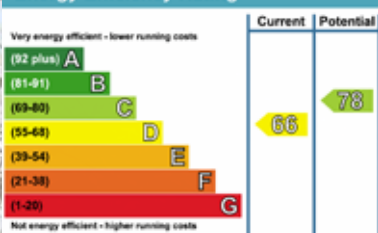
### VIEWING

Strictly by appointment with Savills.





## Energy Efficiency Rating



## THE CLIFF

Approximate Gross Internal Area:

Main House: 318 sq.m. / 3423 sq.ft.

Wine Cellar: 8.6 sq.m. / 92 sq.ft.

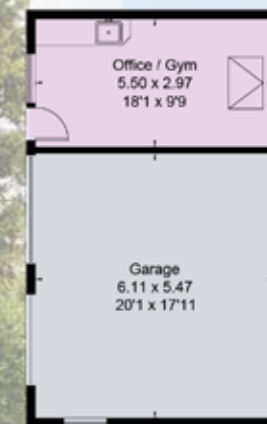
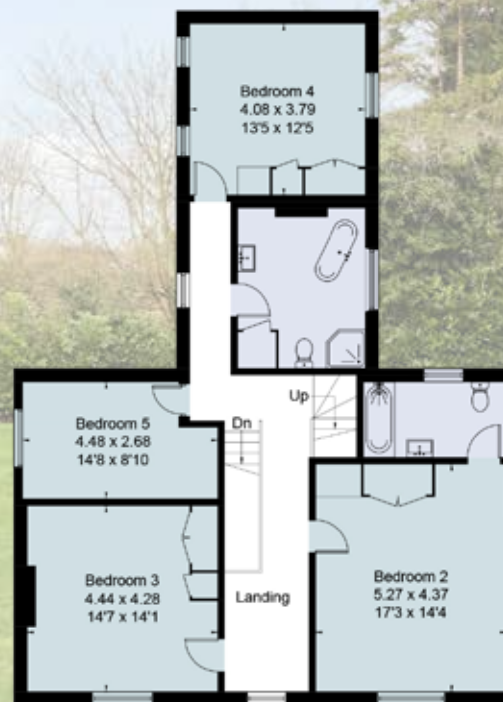
Garage: 33.4 sq.m. / 359 sq.ft.

Office/Gym: 16.3 sq.m. / 175 sq.ft.

Total: 376.3 sq.m. / 4049 sq.ft.

Including Limited Use Area (6.6 sq.m / 71 sq.ft.)

For identification only. Not to scale.



(Not Shown in Actual Location / Orientation)



Cellar Ground Floor First Floor Second Floor



## IMPORTANT NOTICE:

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