



JAMES PYLE & CO.

**Laurieston, West End, Foxham, Chippenham, Wiltshire, SN15 4NB**

Excellent equestrian property  
Extended detached period cottage  
5 double bedrooms, 2 bathrooms  
3 reception rooms  
Double garage  
Large stable block and 2 store barns  
Full sized arena  
Direct access onto bridle paths



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Price Guide: £1,150,000**

Approximately 2,203 sq.ft

‘An excellent equestrian property with direct access onto bridle paths!’



### The Property

Laurieston is an excellent equestrian property located in the idyllic rural village of Foxham. Set within 4.5 acres coupled with extensive stabling, barns and a full sized school, the set up is ideal for the budding equestrian and additionally benefits from superb off-road hacking routes available directly from the doorstep.

The house itself was formerly a period cottage which was significantly extended in the 1970s into a sizable family home extending to some 2,000 sq.ft. On the ground floor, there are three reception rooms and a kitchen set around a central hallway. A utility room has side access perfect for bringing in muddy wellies and paws, beside a downstairs WC. On the first floor, there are five double bedrooms, a shower room and en-suite bathroom to the main bedroom. There is scope for general updating and the opportunity for the new

owners to put their stamp on it. The property is complemented by beautiful gardens arranged predominantly to the rear with a further small garden at the front screening the property from the lane with mature trees. The wonderful rear garden is of good-sized with a great degree of privacy laid mostly to lawn. At the far end there is a summerhouse with power connected. Beside the house, there is a large, gravelled parking bay in front of a detached double garage which also has power, lighting and loft storage above.

The further adjoining 4 acres of land is arranged into five fenced paddocks. The stable block comprises 9 stables and a tack room, whilst there are two barns for storage. Power is connected to the stables and barn, plus there is a water point and external power socket fitted at a wash down/clipping bay. There is further water connected to a trough within one of the paddocks. The full sized arena is fully enclosed with fencing. A private

gate leads directly out to the public bridle path for easy, convenient off-road riding.

### Situation

Foxham is a leafy rural village situated in North Wiltshire, some 5 miles from Chippenham. The village has a pub, church and village hall. Just 1 mile away is the larger village of Christian Malford which has a shop, primary school, village hall, church and recreational ground. Chippenham town offers a more comprehensive range of facilities and mainline railway links to London Paddington. Malmesbury is 9 miles away and the M4 motorway only 4 miles, providing easy access to London, Bath, Bristol and the South-West. The highly regarded secondary schools of Hardenhuish and Sheldon are in Chippenham.

### Tenure & Services

We understand the property is Freehold with

oil fired central heating, mains drainage, water and electricity. There is a public bridleway which passes the far north-west boundary of the paddocks.

### Directions

From Christian Malford, head south towards Foxham. Enter West End and locate the property shortly afterwards on the right hand side. Postcode SN15 4NB. What3words [///welfare.wishes.bookmark](https://welfare.wishes.bookmark)

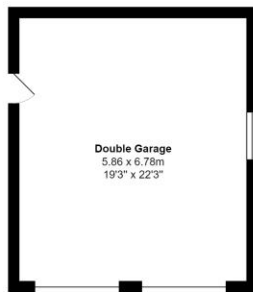
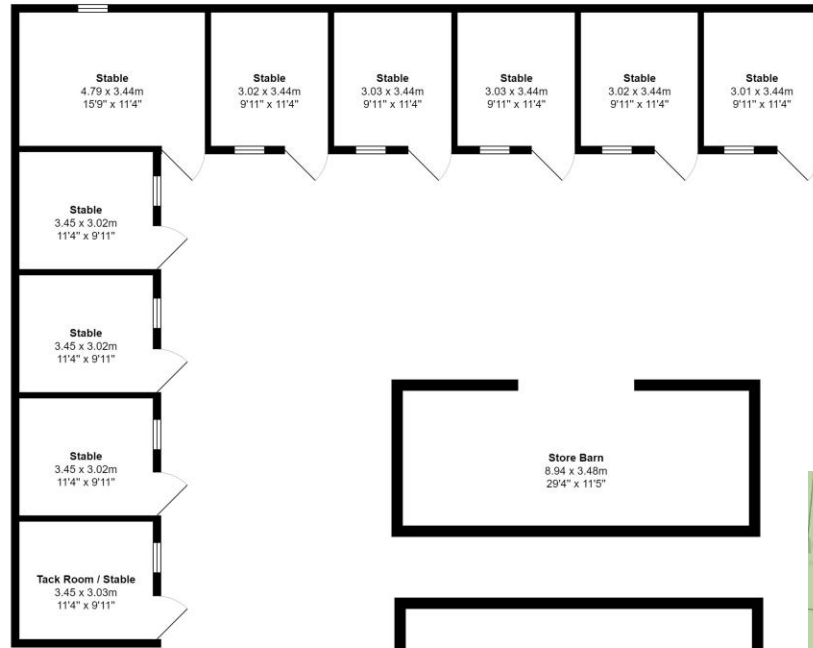
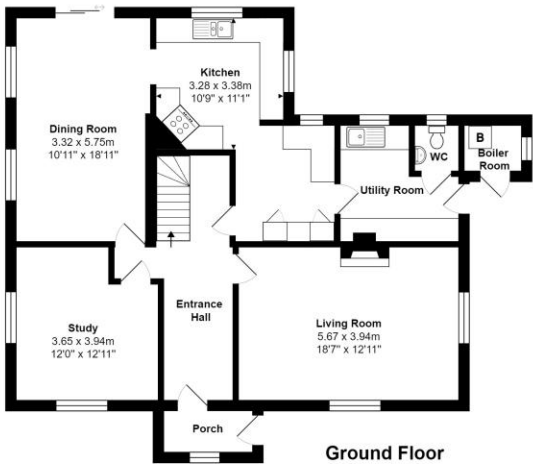
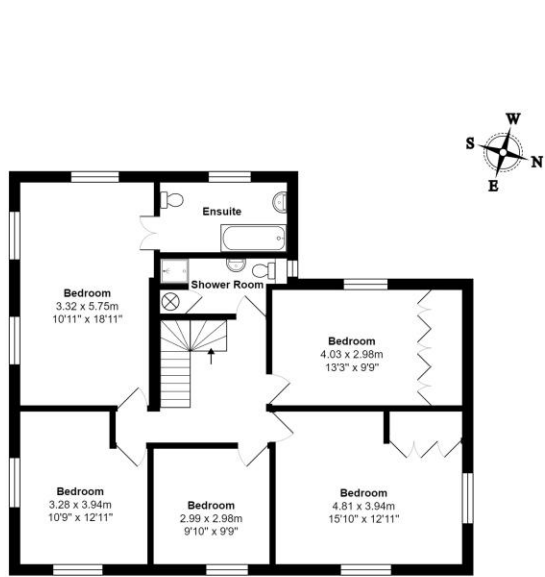
### Local Authority

Wiltshire Council

### Council Tax Band

G £2,933





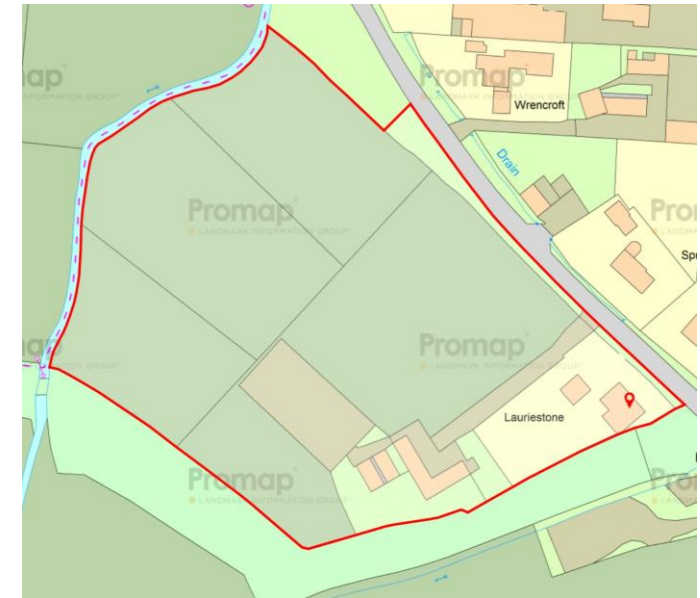
Outbuildings not shown in actual position.

House Area: 204.7 m.sq ... 2203 sq.ft

Total Area: 421.8 m<sup>2</sup> ... 4540 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		



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