



MOORE ALLEN
& INNOCENT

THE RIDGE HOUSE

15 THE RIDGE,
BLUNSDON,
SWINDON,
SN26 7AD

A substantial and highly individual 4,985 sq ft detached five bedroomed property with indoor pool complex, small paddock, extensive outbuildings, and breathtaking rural views, offered to the market for the first time in over 40 years. Occupying an elevated cul-de-sac position in sought-after Blunsdon, this exceptional home offers enormous potential for modernisation and lifestyle living.

- Substantial detached residence extending to approximately 4,985 sq ft, first time to market in over 40 years
- Exceptional elevated cul-de-sac position with stunning panoramic rural views over open countryside
- Extensive multi-level accommodation with up to five bedrooms and highly versatile living space
- Impressive indoor leisure complex featuring swimming pool, sauna, shower facilities, and entertaining areas
- Extensive garaging, carports, outbuildings, and adjoining corner paddock offering outstanding lifestyle potential
- Sought-after Blunsdon village location with excellent commuter access to, London, M4, and M5
- Offered with no onward chain

GUIDE PRICE
£1,050,000
FREEHOLD



15 The Ridge is a substantial and highly individual detached property, coming to the market for the first time in over 40 years and occupying an exceptional position at the head of a peaceful cul-de-sac in the sought-after village of Blunsdon.

This distinctive home offers approximately 4,985 sq ft of versatile accommodation, including garaging and extensive leisure facilities, presenting a rare opportunity for purchasers seeking a spacious family home with significant lifestyle appeal. While the property would now benefit from a degree of light modernisation, it offers outstanding potential to create a truly remarkable residence in an elevated setting with breathtaking rural views across surrounding open countryside.

The accommodation is arranged over multiple levels, designed to maximise the far-reaching views and generous living space. The ground floor centres around an impressive open-plan kitchen/dining room, ideal for both family living and entertaining, complemented by a separate pantry, utility room, kitchenette, and flexible bedroom/study accommodation. A further ground floor bedroom and shower room provide excellent versatility for multi-generational living or guest accommodation.

A standout feature of the home is the exceptional indoor leisure complex, including a substantial swimming pool room with adjoining sauna, shower facilities, and expansive patio entertaining areas. The swimming pool is currently empty and will require light recommissioning, with an oil-fired heating system, while the remainder of the property benefits from mains gas central heating.

The first floor offers a magnificent principal sitting room, positioned to take full advantage of the elevated rural outlook, alongside a sun lounge and balcony areas providing superb entertaining spaces. Three further bedrooms are located on this level, including an en-suite bedroom, served by a family bathroom. A second-floor mezzanine and large roof terrace/balcony further enhance the property’s unique design and outstanding views.

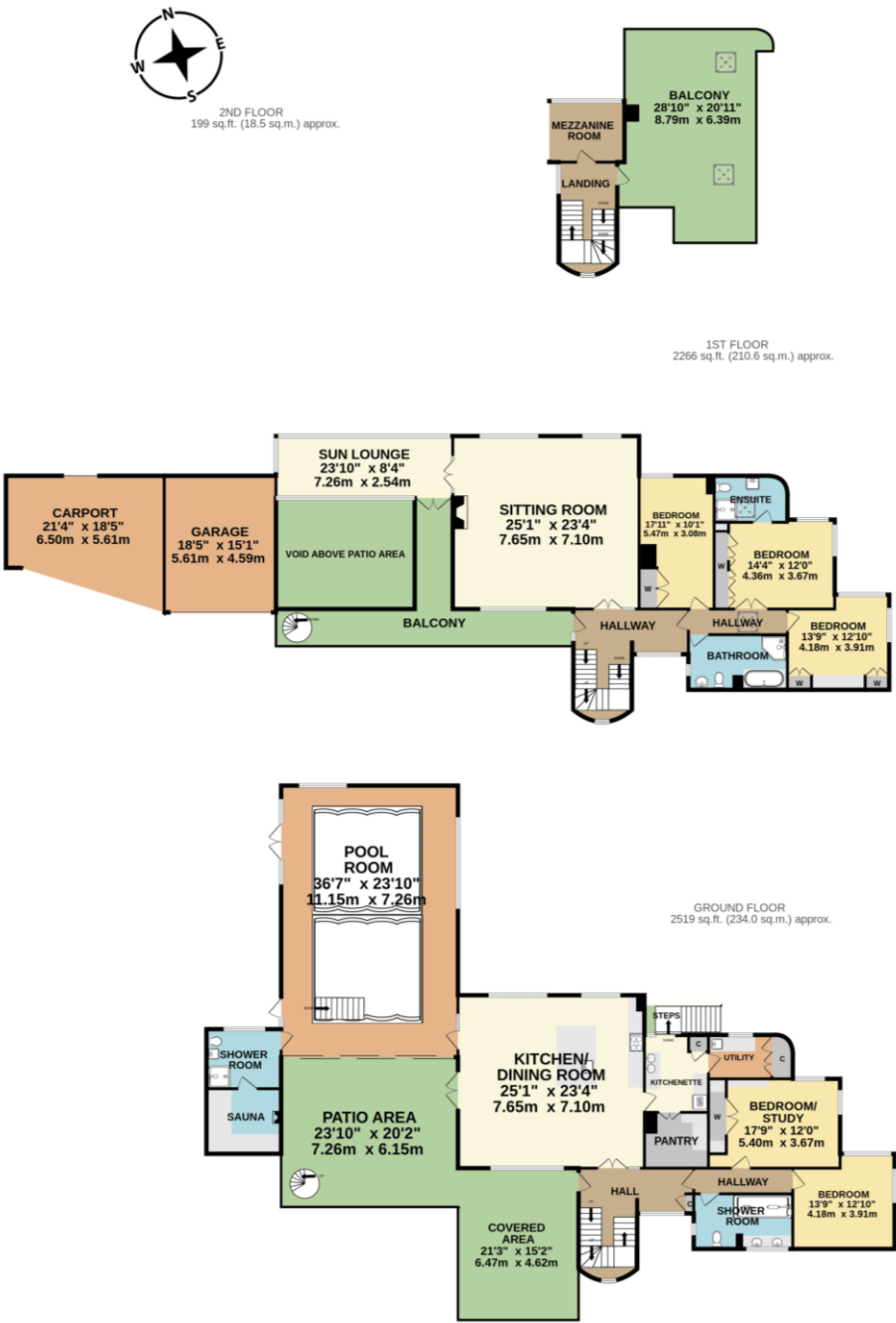
Externally, the property benefits from extensive private parking, garaging, carport facilities, and additional outbuildings, offering excellent storage, workshop, or hobby space. Of particular note is the adjoining corner paddock, which significantly enhances the property's appeal for those seeking additional outdoor space, lifestyle opportunities, or recreational use.

The mature grounds enjoy privacy and seclusion, while the elevated plot captures stunning panoramic views over open fields and surrounding countryside.

Please note there is a covenant restricting the construction of any additional dwellings within the property’s boundary, preserving the unique nature and spacious setting of this remarkable home.

15 The Ridge represents an exceptionally rare opportunity to acquire a landmark home with enormous potential, combining spacious accommodation, leisure facilities, paddock land, and unrivalled positioning within one of North Wiltshire’s most desirable residential locations.

Blunsdon village offers an excellent range of local amenities, including a community-run village shop, two traditional public houses, the popular Flame Restaurant, and extensive leisure facilities at the well-regarded Blunsdon House Hotel. The village is also served by St Leonard’s CE Primary School, while both Warneford School in Highworth and Farmor’s School in Fairford benefit from regular bus services through the village.



OR AREA SHOWN INCLUDES GARAGE & CARPORT (DOES NOT INCLUDE GREEN SHADED AR

TOTAL FLOOR AREA : 4985sq.ft. (463.1 sq.m.) approx.

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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GENERAL INFORMATION

Services: We understand that all mains' services are connected to the property. Gas fired heating. Oil fired heated swimming pool.

OUTGOINGS:

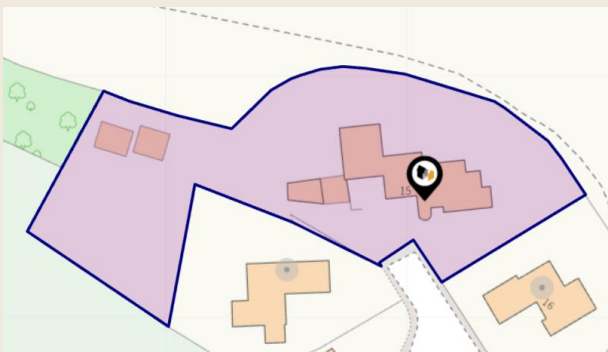
Council Tax Band 'G' 2026/27 charges £3,976.54

EPC – D (61)

Local Authority: Wiltshire County Council.

Tenure: The property is offered freehold with vacant possession upon completion.

Broadband & Mobile: Fibre to the property, superfast connectivity - Signal checker via www.ofcom.org.uk



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