



# A classic Georgian grade II listed former rectory

The Old Rectory, Church Street, Hilperton, Wiltshire, BA14 7RL

Freehold





Entrance hall • Drawing room • Snug • Dining room • Kitchen • Pantry • Utility • WC • Store • Master bedroom with shower room and dressing room • 5 further bedrooms • Bathroom • Shower room • Garden • Garage

### Description

The Old Rectory is a fine Grade II listed detached late Georgian village home. It offers handsome period features within well-proportioned accommodation (in excess of 3,900 sq ft) in gardens and ground of about 1.2 acres. This impressive country home has large rooms with tall ceilings, marble and slate fireplaces, original working shutters and wide sash windows allowing the natural light to flood in. The elegant drawing room has a pleasant dual aspect across the garden plus a substantial marble fireplace with an open fire. The spacious snug has a wood burning stove and the dining room (former kitchen) is home to an impressive Aga. These three very substantial reception rooms all have views of the gardens. The large and impressive family kitchen comes complete with a stylish bespoke hand built kitchen with a range of base, drawer and wall units and large island unit. There is also direct access from the kitchen to the gardens.

Additionally to the ground floor is a large and welcoming entrance hall with impressive flagstone floor, W.C, inner hallway with elegant staircase to the first floor, utility room, walk-in pantry and secondary staircase. To the first floor is a master bedroom suite with spacious dressing room and large en suite shower room. Additionally there are five further double bedrooms, family bathroom complete with separate shower and separate shower room. This impressive former rectory is ideal for families or professionals who value quality living and fine period features.









### Outside

The property is approached off a long shared driveway which in turn, via gated access, leads into the property where there is a further driveway and large parking/turning area. There is access from the driveway to the side of the house to a garage/coach house suitable for parking further vehicles. The property enjoys extensive established gardens and grounds of in excess of 1.2 acres, which surround the home and comprise lush level lawns, well stocked flower beds, wild areas with views over the neighbouring fields, robust borders and a range of spectacular specimen trees. The gardens offer privacy and are ideal for entertaining or allowing the children and pets to run free to explore the nooks and crannies.

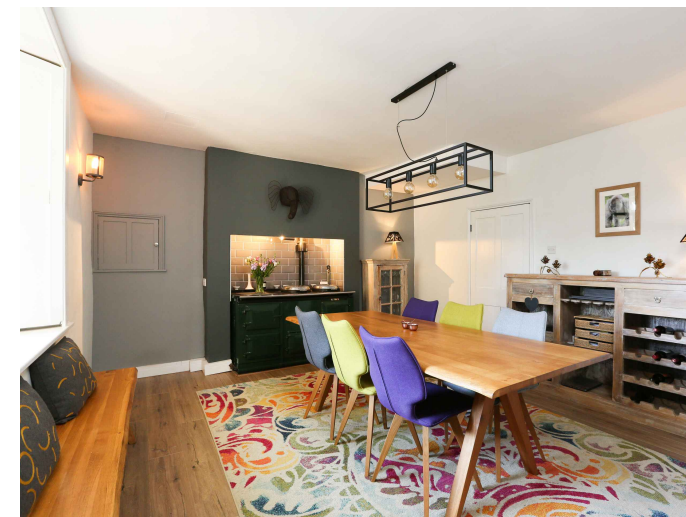
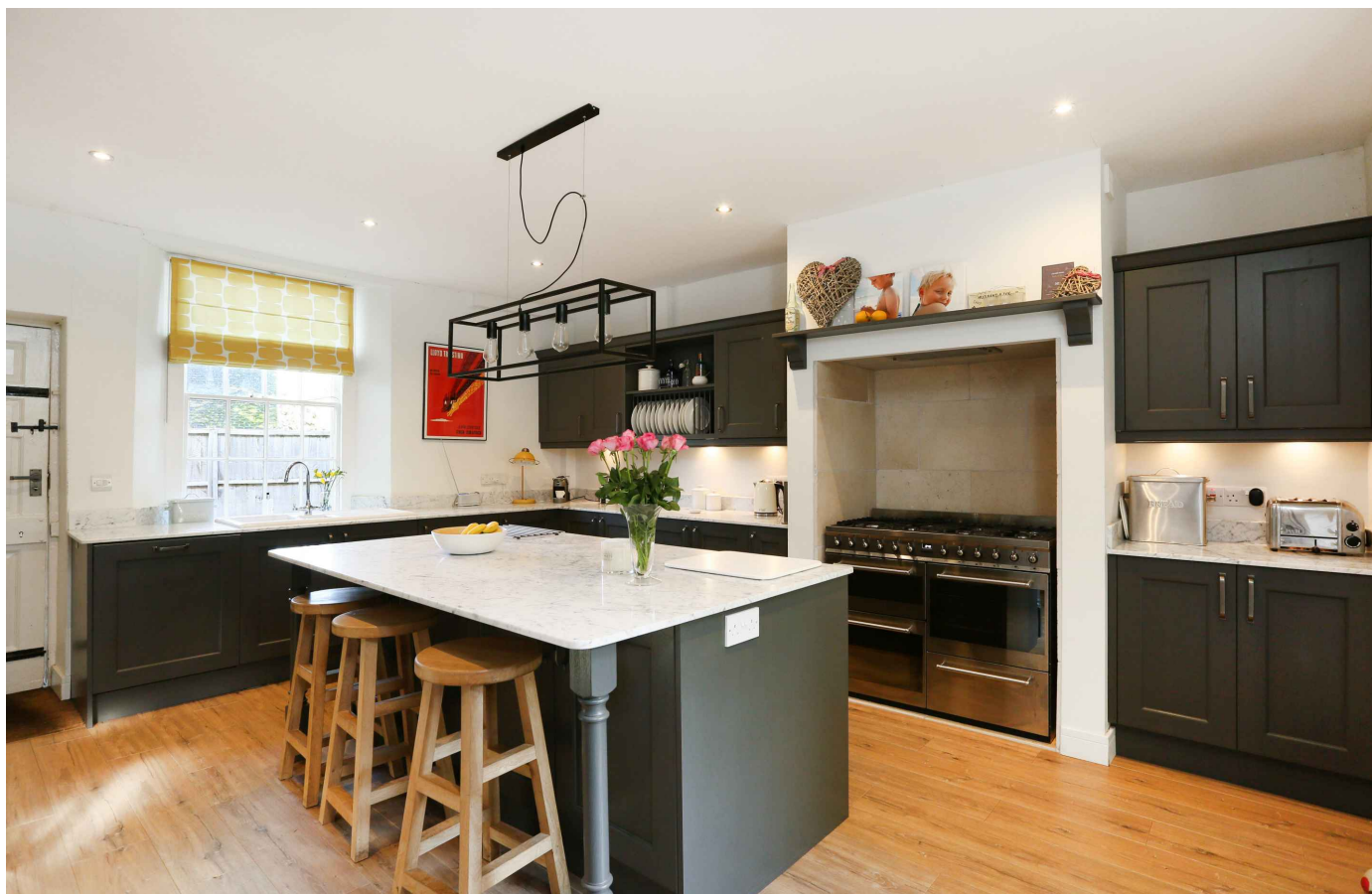
### Situation

The Old Rectory is situated off Church Street in the heart of Hilperton village in a private and peaceful location. Local amenities include a public house, garage with village store, primary school and pre-school.

Hilperton lies approximately 4 miles from Bradford on Avon, an historical market town with amenities including supermarket, individual retail outlets, doctors surgery and swimming pool. The county town of Trowbridge is also close by and provides many amenities to include a cinema complex further shopping facilities, sports centres and railway station with services to London Waterloo.

The World Heritage City of Bath is approximately 12 miles distant with many fine restaurants and bars, a full range of retail outlets and sporting facilities. Cultural interests include Theatre Royal, Thermae Spa and numerous museums and galleries.

Railway stations can also be found in Bradford on Avon and Westbury, providing direct access to the cities of Bath, Bristol and South Wales. Westbury railway station and the mainline station in Bath also provide direct access to London Paddington.









**Directions**

The property lies in the heart of Hilperton village just off the junction of Church Street and Whaddon Road. The private drive leads via a pillared entrance down to the house. The village of Hilperton can be found just off the A361 not far from the town of Trowbridge.

**General Remarks and Stipulations****Services**

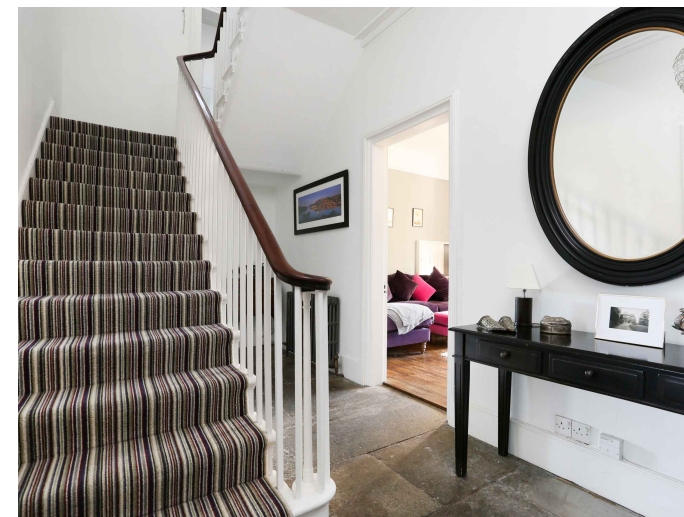
All Mains services are connected. In accordance with Consumer Protection from Unfair Trading Regulations (CPRs) and the Business Protection from Misleading Marketing Regulations (BPRs), please note that the working condition of any of the services or kitchen appliances have not been checked by the agents but at the time of taking particulars we were informed they were all in working order.

**Local Authority**

Wiltshire Council [www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

**Viewings**

Strictly by appointment with Savills.









Approximate Area = 368.5 sq m / 3966 sq ft  
Garage = 14.9 sq m / 160 sq ft  
Stores / WC = 19.2 sq m / 207 sq ft  
Total = 402.6 sq m / 4333 sq ft  
Including Limited Use Area (1.9 sq m / 20 sq ft)  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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