



Exceptional 15th century Grade II* listed townhouse

Chippenham, Wiltshire

Freehold

savills



Entrance Hall•Drawing Room•Library•Study•Dining Room•Kitchen/Breakfast Room•Family Room•4 Bedrooms•Family Bathroom•Bathroom with separate Cloakroom•Private Mooring

Description

The Woodhouse is an intriguing and historic Grade II* listed former Burgher's house situated at the heart of this ancient Wiltshire wool town. Dating from the 15th century and mentioned in Pevsner's architectural guide, this fine period home displays a wealth of original period detail and historic charm. The property offers in excess of 3,000 sq ft of versatile and spacious accommodation comprising four bedrooms, five reception rooms and two bathrooms complemented by delightful and established level gardens with river frontage and private mooring on the river Avon.

On entering the property, the old horse passage provides a practical entrance hall/ passageway, which has direct access to the garden and the house. The accommodation is split over various levels and comprises a light and spacious drawing room with views of the gardens and open parkland beyond. A fine library room with beautiful beams, elm floorboards and open fireplace. The dining room has a feature fireplace and beamed ceiling.

The study enjoys street views across to the church and the welcoming kitchen/breakfast room has an Aga, space for a large family dining table and direct access to the garden. Leading off the kitchen is a family room with views of the garden as well as direct access. To the upper floors are 4 bedrooms, a family bathroom, additional bathroom and a separate cloakroom. The property enjoys a wealth of character with every step, twist and turn, whilst also offering space and versatility for any modern family.

Outside

The gardens at The Woodhouse are immensely impressive and run from the back of the property to the River Avon at the bottom with its timber jetty and private mooring.

Off the back of the house is a cobbled and gravel seating area ideal for entertaining and al fresco dining. Leading from this seating area is a level lawn with a number of established trees and shrubs. There is box hedging and well stocked flowerbeds injecting colour into the gardens.



Outside

A herringbone block pathway leads you down to the timber jetty, which overhangs the River Avon and also provides a useful mooring. This part of the garden is truly magical with its views of the river and abundance of wildlife. Additionally just off the house is an attractive timber and red brick garden room, which makes an ideal home office or creative space.

Situation

St Mary Street is a no-through road which sits within a Conservation Area. It is considered to be one of North Wiltshire's finest streets. Lined with period houses and on its northern side the back drop of Monkton Park and the River Avon – as Betjeman remarked “The most perfect and unselfconscious bit of English country townscape one could hope to find”. The market town of Chippenham provides a comprehensive range of shopping facilities and amenities including modern sports/leisure centre and mainline rail services (Waitrose approx 0.25 mile walk and the train station approx. 0.6 mile walk via the park); London Paddington from 65 minutes, Bath from

12 minutes and Bristol from 25 minutes. Excellent road communications provide easy access to the major employment centres of Bath, Bristol and Swindon and via the M4 (approx. 4.5 miles) London and South Wales. There is a good choice of both state and private schooling (including St. Mary's, Calne and Marlborough College) in the area.

There is also access to the West Country and the Cotswolds. Amongst the numerous country and leisure pursuits within close proximity are Lacock, Avebury, Bowood and Castle Combe. The Georgian city of Bath is approximately 12 miles away providing an excellent range of shopping facilities and cultural opportunities.

Tenure

Freehold.

Services

All mains services are connected. High speed fibre broadband available in the area.

Viewing

Strictly by appointment with Savills.







For identification only. Not to scale. © 20210422EH

Important notice Savills, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and 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 and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Prepared in Fprintz by fourwalls-group.com

