

BROOK HOUSE

CRICKLADE • WILTSHIRE

savills



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A handsome 8 bedroomed Grade II listed country house, steeped in history

South Cerney 5 miles • Cirencester 8 miles
Swindon 10 miles (London Paddington in 55 minutes)
Kemble 12 miles (London Paddington in 85 minutes)
(all mileages and times are approximate)

Ground Floor: Reception hall, Drawing room,
Sitting room, Dining room, Kitchen/breakfast room,
Utility, Cloakroom, Cellar and Wine store

First Floor: Master bedroom with ensuite and attached bedroom/dressing room,
three further large bedrooms and two family bathrooms

Second Floor: Two further bedrooms, potential bathroom and games room/ bedroom 8

Externally: Gated entrance with parking for several cars, double garage, stables and outbuildings

★ Development sketches and builders cost schedule are available upon request

Further land is available by separate negotiation



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SITUATION

The Saxon town of Cricklade is situated on the northern edge of Wiltshire with the Thames Path National Trail passing through the town. Surrounding countryside makes it an ideal location for walking, cycling and horse riding whilst its bustling High Street offers a wide selection of amenities including a post office, butcher shop, dentist, doctors' surgeries, chemist, three churches, four public houses and Cricklade House Hotel & Country Club is nearby. A comprehensive range of shops and services can be found in nearby Cirencester, Swindon or Marlborough, all of which have large supermarkets including Waitrose. Well regarded local state primary and secondary schools are readily available and private sector schools include Marlborough College, Cheltenham College, Beaudesert Park,

Hatherop Castle, Pinewood, Prior Park (Prep and Pre-Prep in Cricklade), St Mary's Calne and Westonbirt. Sporting and leisure activities in the area include racing at Cheltenham and Newbury, polo at Cirencester Park, hunting with the VWH and eventing at Gatcombe. The nearby Cotswold Water Park has outstanding sporting facilities for all ages including water skiing, cable wakeboarding, sailing, clay pigeon shooting, wildlife walks and angling. Cricklade also has a Leisure Centre with gym and swimming pool. The town is well placed for easy access to the A419/A417 providing access to Swindon and the M4 to the south and Gloucester and the M5 to the north, whilst Swindon and Kemble train stations offer direct and regular services to London Paddington in 55 and 85 minutes respectively.

DESCRIPTION

Brook House is an outstanding and substantial part Jacobean era Grade II listed country house which retains many of its original layout and spacious grandeur. The entrance hall with a host of original features opens to the two principal reception rooms which benefit from high ceilings, original fireplaces and an abundance of natural light.

At the rear of the house is a delightful sitting room complete with bay window and views over the garden. There is also a large kitchen breakfast room, utility room, cloakroom, scullery, cellar and wine store.

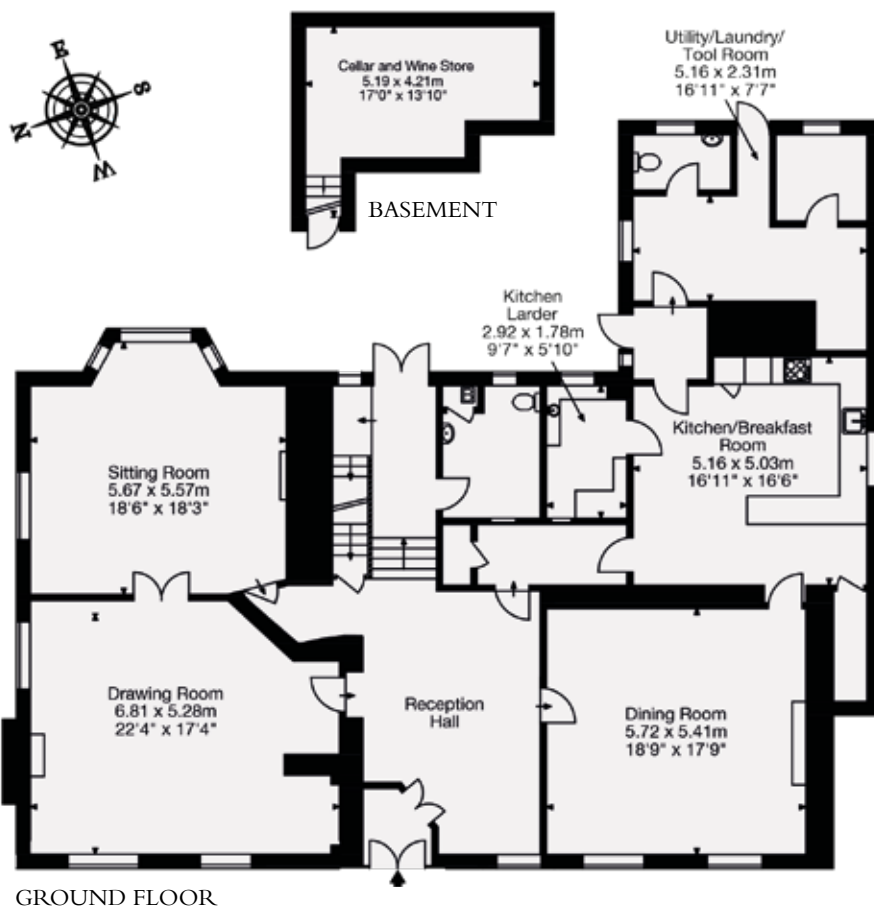
On the first floor is a magnificent master bedroom plus bedroom 2/ dressing room and 3 further bedrooms on first floor and 2 further bedrooms, "large games room or additional bedroom in the eaves of the house.



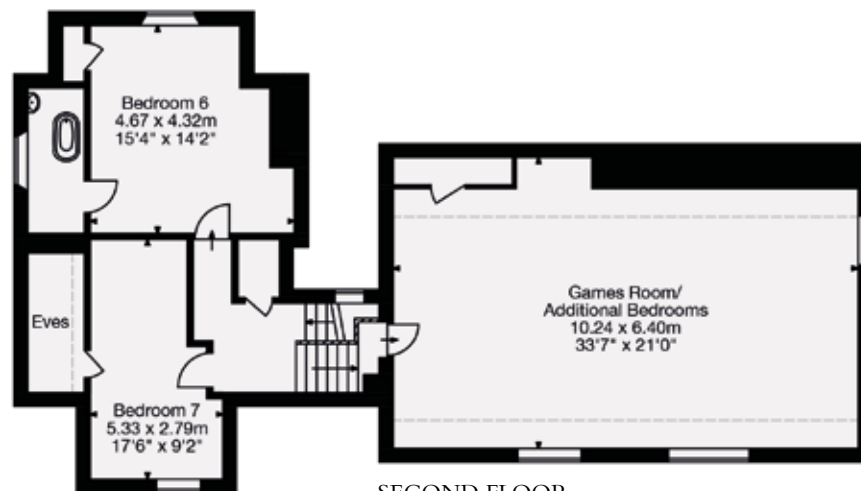


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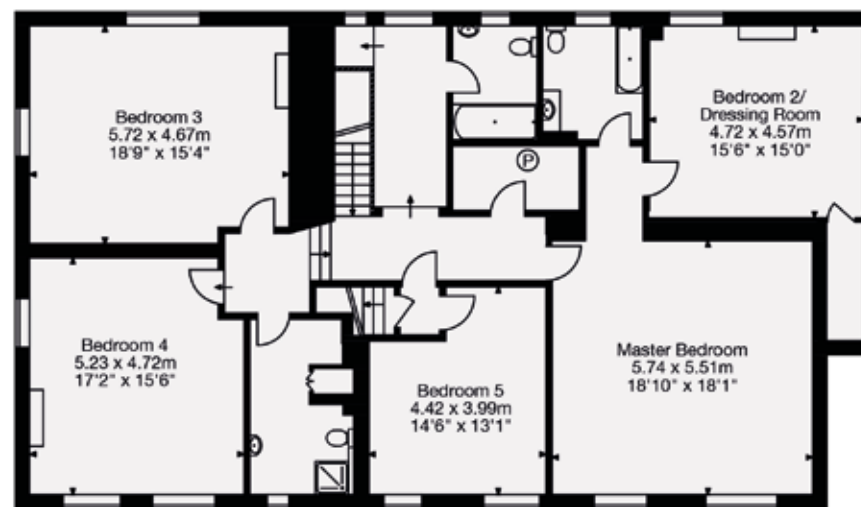
Approximate Gross Internal Area:
Main House: 518 sq.m. / 5575 sq.ft.
Total: 694 sq.m. / 7473 sq.ft.
(including Outbuildings)



GROUND FLOOR



SECOND FLOOR



FIRST FLOOR



Important Notice:

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In addition to the house there are a number of stone outbuildings including the original oak panelled Vale of the White Horse stables and a large stone barn/garage.

This beautiful and charming house offers endless scope to further enhance and extend.

Externally the property includes 2.2 acres of garden, grounds and mature woodland. The property also further benefits from river frontage onto the River Thames.

OUTSIDE

Externally the south-east facing garden is accessed via double doors from half landing or single doors from kitchen and utility. The garden is very private and has been landscaped and maintained. It features a paved terrace, which creates the perfect space for alfresco dining. The garden has a generous lawned area as well as good size borders, mature shrubs & trees. There is also a most attractive terrace/courtyard to the side and separate access to the street. In 1992 the previous owners submitted an application for conversion of the large

stone barn to a house where the principle was agreed.

DIRECTIONS (SN6 6DD)

From Cirencester head south on the A419 towards Swindon. Continue along the dual carriageway for approximately 7 miles and then take the exit signed to Cricklade. Go straight over the mini roundabout and on to Calcult Street. At the mini roundabout with clock turn right on to the High Street, go down the High Street and Brook House can be found on your right hand side after approximately 300 yards.

LOCAL AUTHORITY: Wiltshire County Council.

SERVICES: All mains services are connected.

FIXTURES AND FITTINGS

Available by negotiation.

VIEWINGS

Strictly by appointment with Savills.

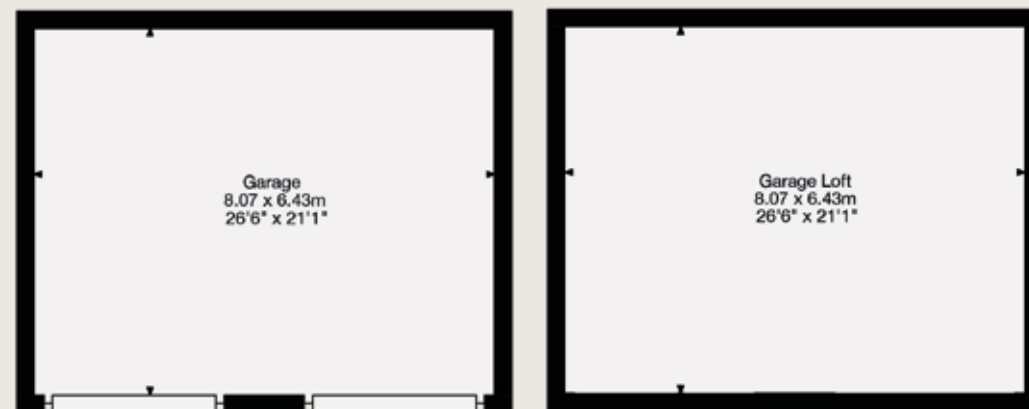
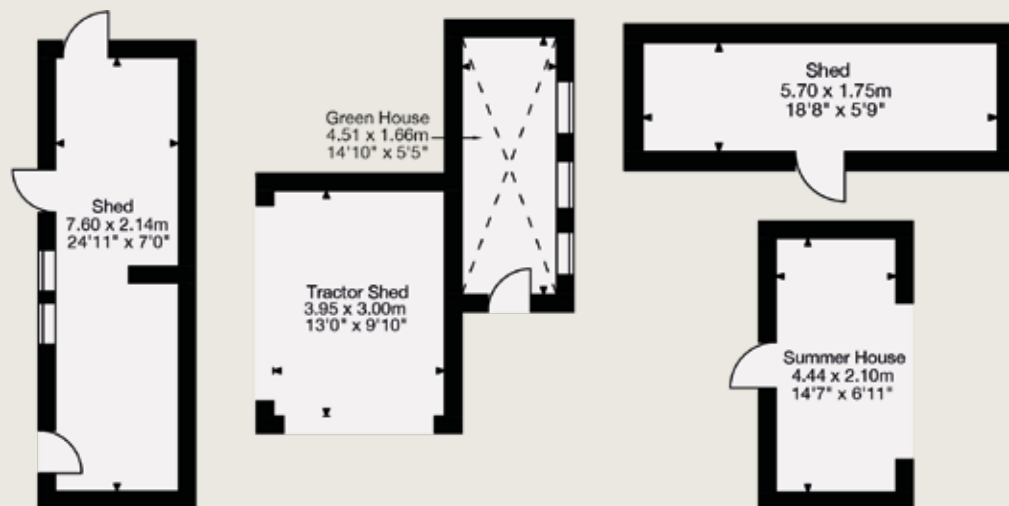


Approximate Gross Internal Area:

Outbuildings: 55 sq.m. / 597 sq.ft.

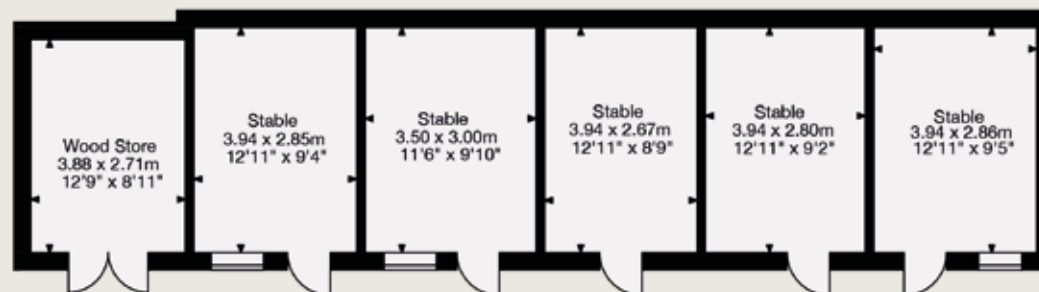
Stables: 69 sq.m. / 742 sq.ft.

Garage: 104 sq.m. / 1118 sq.ft.



GARAGE: GROUND FLOOR

GARAGE: FIRST FLOOR





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