The Old Vicarage
Bowden Hill
Lacock  Wiltshire SN15 2PP

Guide Price: £1,250,000
Floorplan

Old Vicarage

www.pritchards-bath.co.uk

11 Quiet Street, Bath BA1 2LB Tel: 01225 466 225 Selling property since 1785
Introduction
The Old Vicarage is an imposing elegant Victorian property set in an idyllic position within its own extensive private landscaped gardens and stunning views over Lacock and surrounding countryside. Approached by its own private drive, this beautiful house offers light and spacious accommodation with many period features along with the opportunity for future refurbishment.

- 5 bedrooms including master bedroom with shower ensuite and 2 extra bathrooms
- Grand entrance hall, 4 reception rooms including sitting room, study, dining room and sun room
- Kitchen/breakfast room, large utility/laundry room and cloakroom
- Double garage, undercroft/wine cellar, outbuildings, greenhouse
- Exquisite landscaped gardens with entertaining terrace and expansive lawns, private drive
- No onward chain
- Total floor area including outbuildings approximately 4582 sq ft/425 sq m

Location
Bowden Hill sits on the edge of the popular backdrop for film makers of period and costume dramas such as Cranford Chronicles, Harry Potter and Pride and Prejudice. The picturesque National Trust village of Lacock has much to offer new arrivals including five inns, a village store/post office, well reputed primary school, Lacock Abbey with the Fox Talbot Photography Museum and fabulous surrounding countryside, providing excellent walking routes. The village is 2½ miles south west of Chippenham with commuter links to London via the railway station taking approximately 70 minutes and Junction 17 of the M4 is approximately a 20 minute drive. Bath, Bristol and Swindon are all within approximately half an hour’s drive.
Services
We are advised that mains electricity, water and drainage are supplied to the property. Oil fired central heating. Septic tank.

Useful Local Information Website  www.wiltshire.gov.uk
Wiltshire Council Website including schools, council tax etc

Energy Performance Certificate

Directions
Leave Bath on the A36 towards Box. At the main roundabout proceed straight over onto the A4. On reaching Corsham turn right at the mini roundabout adjacent to the Hare and Hounds at Pickwick Road, proceed straight over the next two mini roundabouts and at the third mini roundabout turn left onto Lacock Road. Follow the Lacock Road onto Corsham Road and proceed to the traffic lights just after Whitehall Garden Centre. Turn right onto the A350, turn left onto Melksham Road (signposted Lacock). Proceed through the village heading towards Devizes progress up the hill past The Bell Inn and Bowden Common. As the hill begins to incline and bend to the left The Old Vicarage can be found on the left opposite Bowden Cottage.
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