

The Bridge House

Castle Combe, Wiltshire



A gorgeous Grade II listed three bedroom terraced home, with beautiful gardens.

Chippenham 6 miles, Bath 13 miles, Tetbury 14 miles, Bristol 21 miles (All distances are approximate).



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Summary of accommodation

The House

Ground floor: Hall | Living room | Sung/playroom | Family room | Study | Kitchen/breakfast room | Dining room
Utility room | Wet room

First floor: Double bedroom en suite | 2 further bedrooms | Bathroom

Gardens and Grounds

Gardens | Studio | Store | Carport | Workshop | Greenhouse/potting shed | Parking

In all approximately 0.47 acres



Situation

Times and distances are approximate.

Castle Combe is a quintessentially English village in Wiltshire, located to the north of Bath, within the Cotswolds 'Area of Outstanding Natural Beauty' and a Conservation Area.



The village benefits from a tearoom, two public houses, the medieval church of St Andrews and The Manor House, a 14th Century luxury hotel and golf club which is within walking distance.

More extensive amenities can be found in the market towns of Chippenham and Tetbury; and the beautiful city of Bath which offers a wider range of shops, restaurants, and activities.



High speed rail links are available from Chippenham to London Paddington at a journey time from approximately 70 minutes.



Communication links are excellent with easy access to the M4 at Junctions 17 & 18.



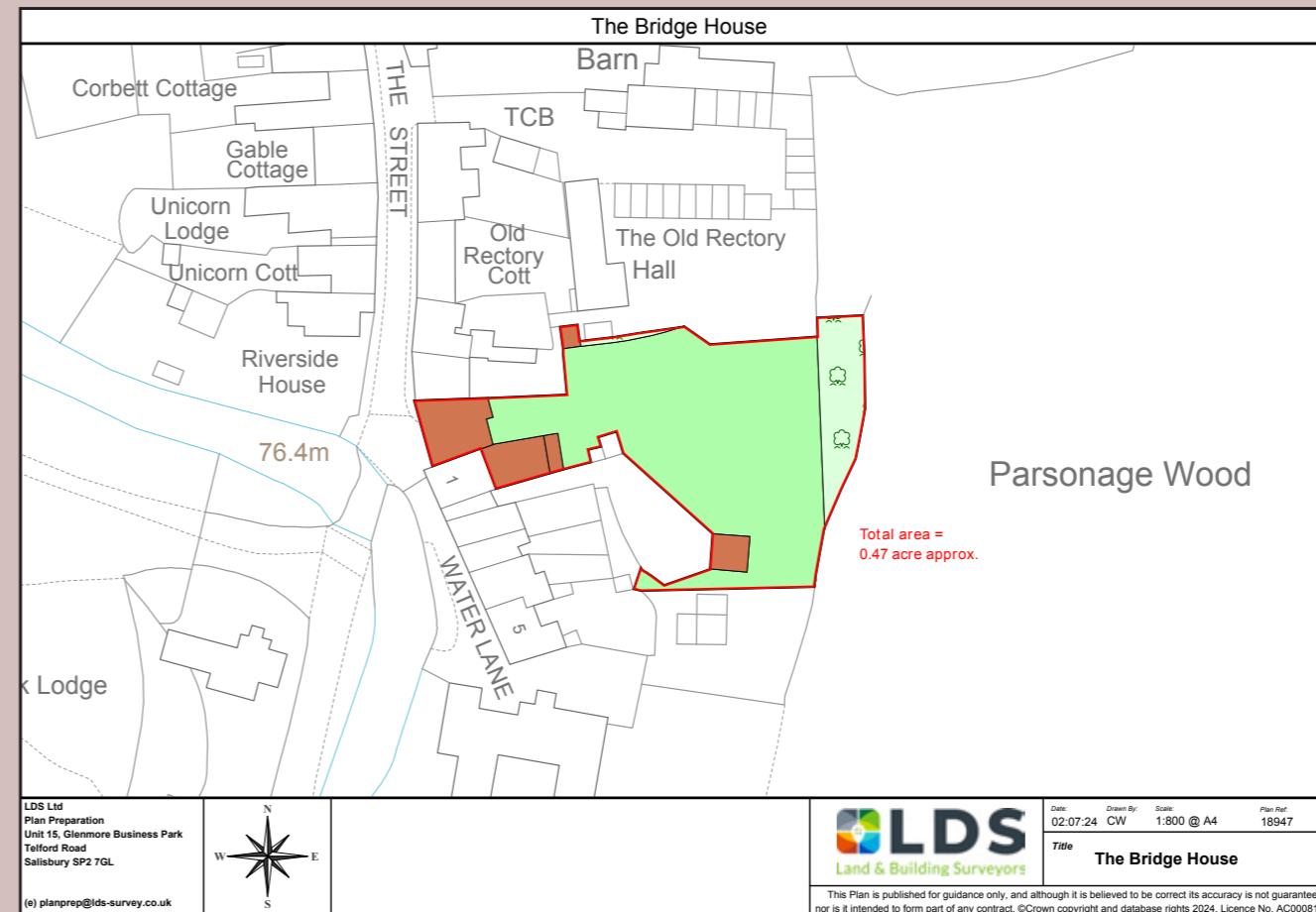
The House

The Bridge House is a wonderful period property dating back to the 1600s, it is full to the brim with character. The property is well presented throughout, and offers excellent modern family living space on the ground floor.

At the heart of the ground floor is the open plan kitchen/ breakfast room and dining room, with views over the garden. The kitchen boasts an impressive high vaulted ceiling, oil-fired AGA, central island unit and stone floors. From here is the family room with stone fireplace and wood-burning stove inset, with stairs leading up to a mezzanine study area above.

There are two further reception rooms, cosy snug/playroom which leads through to the living room which features a magnificent inglenook fireplace and charming window seats. From here the hall sweeps round connecting back to the family room, creating a great flow.

An oak staircase leads up to the first floor which comprises a double bedroom with en suite shower room, two further bedrooms and the bathroom with roll-top bath.



Gardens and Grounds

Vehicular access is located to the right of the house, beyond the private gate by the bridge onto Water Lane. You follow the cobbled lane all the way to the end, where you will then reach the private driveway to the property which sweeps around to a gravelled parking area beside the carport. Attached to this is a workshop and greenhouse/potting shed.

The large level lawned gardens are a superb feature, offering a private haven to enjoy which overlooks a picturesque wooded valley. There is a large entertaining terrace.

There is a pretty timber studio which has power, lighting, an electric burner and a colonial style covered porch terrace. There is also a garden store.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water, electricity and drainage. Oil fired central heating. There is underfloor heating in the majority of the ground floor.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band F

Guide Price: £1,500,000

What Three Words (SN14 7HU):

House: // /many.opts.hours

Driveway: // /webcams.batches.collects

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House = 254.2 sq.m / 2,737 sq.ft

Outbuildings = 49.8 sq.m / 536 sq.ft

Total Area = 304 sq.m / 3,273 sq.ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2024. Photographs and videos dated July 2024.

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