

Sandridge Tower

Bromham, Wiltshire



A unique Grade II listed detached family home, in a stunning private rural setting.

Melksham 3 miles, Corsham 8 miles, Devizes 7 miles, Chippenham 9.5 miles, Bradford on Avon 9 miles, Bath 15 miles (All distances are approximate).



4-6



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4-6

Summary of accommodation

The House

Lower ground floor: Cellar

Ground floor: Entrance hall | Living room | Snug | Dining room | Kitchen/breakfast room | Office/bedroom 3
Cloakroom | Studio/bedroom 6 en suite | 2 En suite double bedrooms

First floor: Double bedroom

Second Floor: Bathroom

Third Floor: Principal bedroom

Outside

Garden room | Terrace | Courtyard | Lawns | Orchard | Woodland | Parking

In all approximately 1.36 acres



Situation

Times and distances are approximate.

The property lies on the edge of the village of Bromham; which is positioned between the market towns of Devizes, Chippenham and Melksham.

The village offers a good selection of amenities including a village store/butchers, The Greyhound pub, a primary school and St Nicholas church, which is the resting place for the Irish poet Thomas Moore, and also features a William Morris stained glass window.



The beautiful National Trust village of Lacock is nearby, with its picturesque streets and historic buildings, local shops, pubs, cafes and a large garden centre with farm shop.



More extensive amenities can be found in the market towns of Corsham, Chippenham and Bradford on Avon; and the beautiful city of Bath which offers a wider range of shops, restaurants, and activities. The area is well known for excellent schools.



High speed rails 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

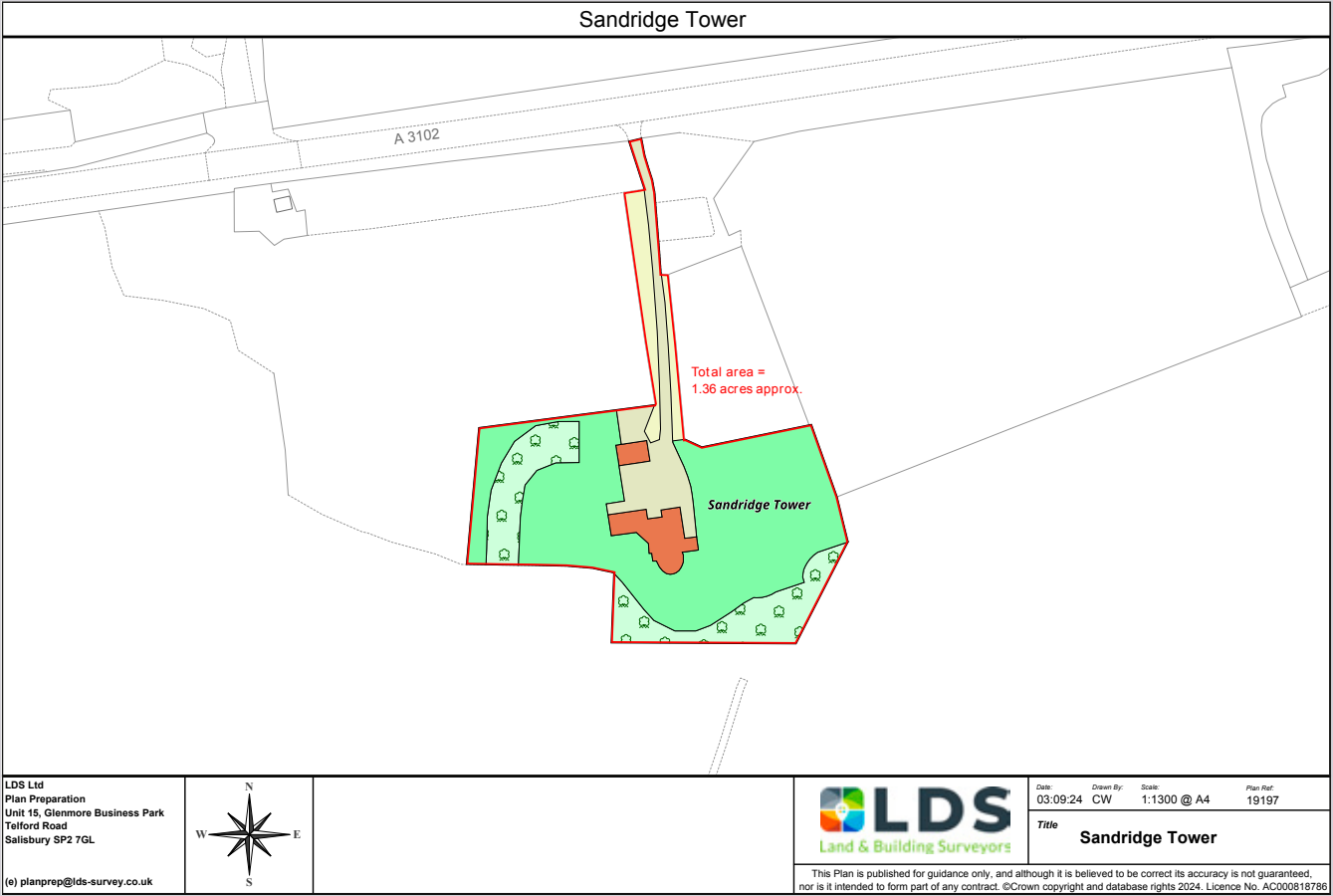
Sandridge Tower offers cool and colourful accommodation arranged over four floors, with the bedrooms split across the original period tower with its gothic arched windows, and the lateral contemporary addition.

The property has been renovated by the current owners to a very high standard throughout, this included electrics, plumbing, installing high performance powder coated aluminium windows and doors, and introducing a more sustainable biomass boiler.

At the heart of the property from the spacious entrance hall, you have a number of reception rooms comprising kitchen/breakfast room with vibrant red range cooker, living room with eco woodburner, snug with double doors out to the pretty courtyard and an office or double bedroom with shower room. Also on this floor is a cloakroom, and there is a cellar on the lower ground floor.

Ascending the tower you have a double bedroom on the first floor, a bathroom on the second floor, and the principal bedroom on the third floor; all of these rooms benefit from an impressive 360 degree view point of the grounds and surrounding countryside.

There are three further ground floor double bedrooms, each with their own character; all benefit from en suite shower rooms and independent access from the terrace; one is currently used as a treatment room/studio.



Outside

The property is approached onto a long private driveway which leads to a parking area.

The property sits in a central position within its mature and magical grounds which comprise beautiful mature lawns, meadow, orchard and woodland. Within the woodland there are the ruins of an old cottage.

There is a fantastic garden room with kitchenette and woodburner, which adds further to the properties versatile accommodation. Attached to this is the plant room, and there is also a shed and a greenhouse.

Property Information

Tenure: We are advised that the property is Freehold.

Services: We are advised that there is mains water and electricity. Private drainage (septic tank). Wood pellet biomass boiler.

Local Authority: Wiltshire Council – wiltshire.gov.uk

Council Tax: Band G

EPC: E

Guide Price: £1,350,000

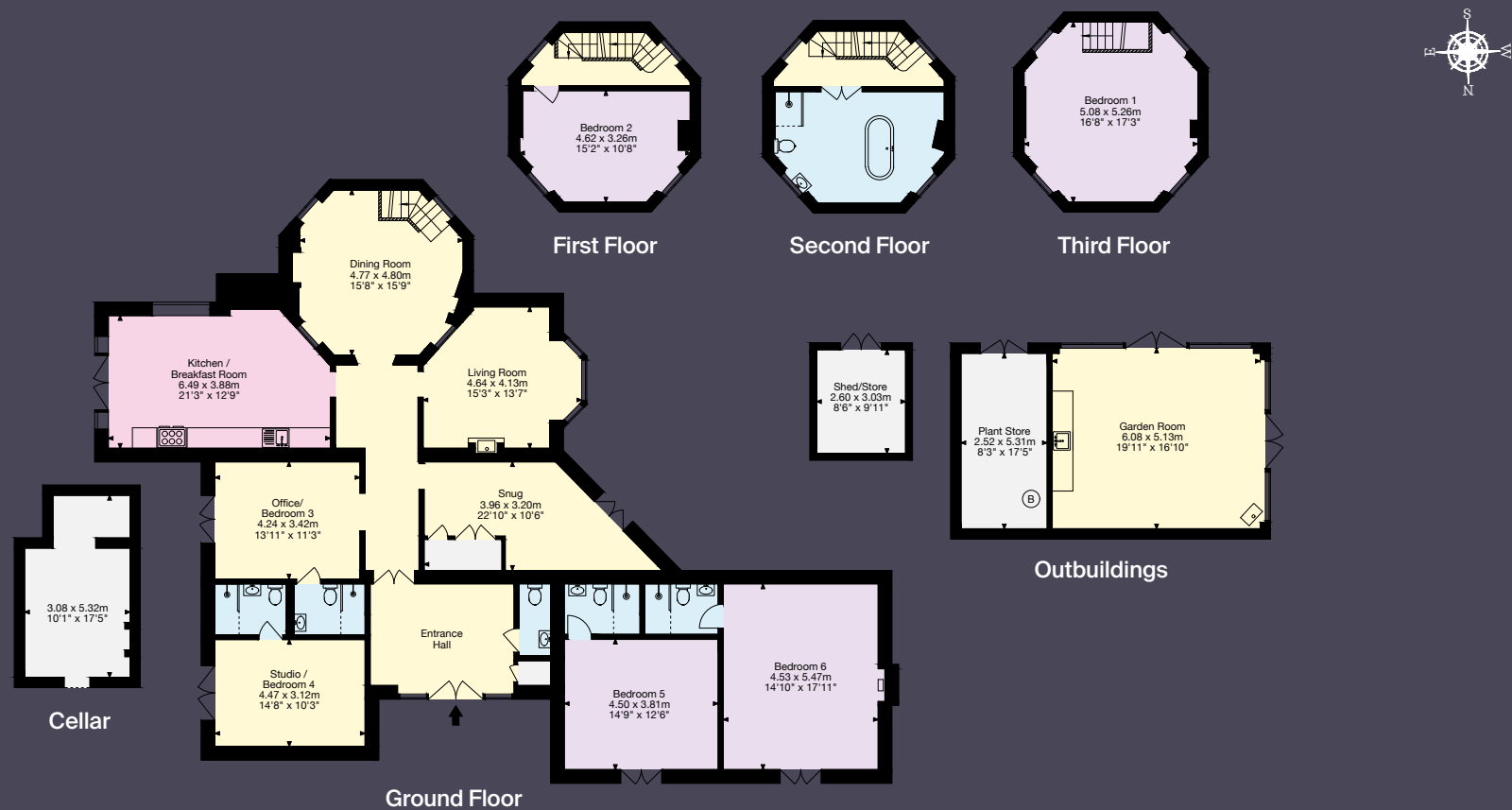
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Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



Approximate Gross Internal Floor Area
Main House = 284 sq.m / 3,056 sq.ft
Outbuildings = 54 sq.m / 581 sq.ft
Total Area = 338 sq.m / 3,637 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 September 2024. Photographs and videos dated September 2024.

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