



Woodbury Hill House

4 Gibb Road, Castle Combe, Chippenham





A newly renovated, detached, Cotswold home with grounds, outbuildings, swimming pool and landscaped gardens.

Bath |14 miles, Chippenham | 6 miles, Bristol | 18 miles (All distances are approximate).


3-4


2-3


3-4

Summary of accommodation

Main House

Ground Floor: Hall | Study | Kitchen/Dining Room | Lounge | Snug | Utility/Boot Room | WC

First Floor: Principal Bedroom Suite | Two Bedrooms | Family Bathroom

Outside

Drive | Car port | Annex | Swimming Pool | Gym | Sauna | Outdoor Kitchen | Paddock | Hen House | Kitchen Garden

Situation

(Distances and times are approximate)

Woodbury Hill House is located in the hamlet of ‘The Gibb’ in the south of the Cotswolds, perfectly situated between the Georgian City of Bath, the famous market town of Tetbury and close to one of England’s prettiest villages, Castle Combe.

The village has a thriving community and the area has an abundance of walks and riding facilities - all in attractive countryside settings. There are several playgroups, schools, doctors surgeries, restaurants and pubs locally, while Chippenham, Bath and Bristol are also within easy reach for outstanding schools and further restaurants, shops and leisure facilities.



M4 junctions are 15 minutes’ drive; 20 minutes to Chippenham for mainline railway to London (1hr 15min).



The House

Woodbury Hill House is a detached, Cotswold stone house in beautiful, landscaped gardens. Refurbished and extended, every inch of this exceptional property has been renovated with high-end finishes, quality hardware and smart home technology.

Inside, natural oak flooring flows through most of the spaces on the ground floor and carefully positioned windows offer a variety of viewpoints and natural light sources; a picture frame window at the end of the hallway captures a Maple Tree outside.

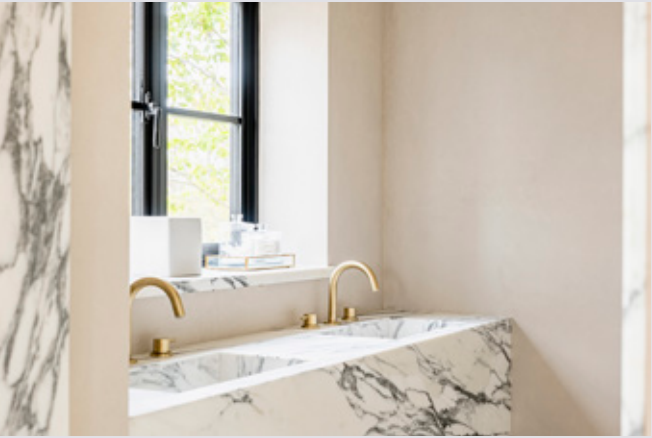
The kitchen/dining room has dual aspect glazed doors that slide open to connect the inside and outside seamlessly. A large skylight is positioned over the dining table and a ‘waterfall’ marble island separates the cooking and dining areas. The kitchen - like most of the integral storage throughout the house - is custom-made and quality white goods built in. The lounge space is adjacent to the dining room - a ‘sundowners/cocktail lounge’ complete with its own sink, storage and wine cooler. Black framed Crittal doors connect this space to the hall, which leads into a secluded study. Painted in dark Aubergine hues, with cabinetry and discreet speakers and lighting, this room has glazed doors with access onto a paved terrace and views towards a kitchen garden. The boot room/utility is also on this side of the house: it has practical, brick flooring and washing machines etc. are hidden within the storage units. The remaining room at this level is a cosy snug. Part of the original house, its fireplace, window seats and beamed ceilings give it a more traditional, cottage feel.





In contrast, the central staircase feels distinctly Mediterranean, its curved walls and stairs painted in a neutral lime wash finish. A solid, curved banister sweeps upward to the first floor landing which has a dramatic pitched ceiling and A-frame beams lit from both side and Velux windows. There are three bedrooms, all generous in size and with A-frame pitched ceilings. The principal bedroom has floor to ceiling glazing and bespoke, built-in wardrobes line one wall, with a discreet doorway into the hall. This room's luxe ensuite shower room has unique, Arabescatto marble twin sinks and polished concrete walls and floors. The second bedroom features Crittal-style doors opening to a Juliet balcony, with views across the gardens and beyond. Bedroom three has dual aspect windows with window seats. The family bathroom has a shower and a freestanding bath.









Outside

Electric gates open onto the generous drive, with paddock on one side, and carport and garages on the other, above which is a luxurious annex, featuring kitchen, lounge, bedroom and bathroom.

The main house is surrounded by beautifully landscaped gardens: a walled, outdoor kitchen with pizza oven, BBQ and fire pit provides an elegant al fresco social and lounging area. The adjacent, heated pool leads to another relaxation spot, sheltered between a gym on one side, and the WCs and Sauna on the other. This is no ordinary outside space - it has the quality build and ambience of a luxe spa resort.

Across to the other side of the house is a paved terrace with rill water feature, beyond which is a kitchen/vegetable garden.

For more details on the renovation, go to https://www.instagram.com/project_castle_combe/

FLOORPLAN

Approximate Gross Internal Floor Area
Main House = 202 sq m / 2,181 sq ft
Garage = 73 sq m / 796 sq ft
Outbuilding = 50 sq m / 548 sq ft
Total Area = 325 sq m / 3,525 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.



Property Information

Method of Sale: We are advised that the property is Freehold.

Services: We are advised that mains water, electricity, gas and drainage are connected to the property.

Local Authority: Wiltshire Council

Council Tax: Band F

EPC: E

Postcode: SN14 7NQ

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



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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 May 2025. Photographs and videos dated April 2025.

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