

West Wing


The Ivy, Chippenham




A beautiful 5/6 bedroom terraced townhouse, which forms part of a Grade I Listed baroque mansion.

Chippenham Station and the town centre are within walking distance, Corsham 4 miles, M4 (J17) 5.5 miles
Bath 10 miles, Bristol 22 miles (All distances are approximate).


5/6


3


2/3

Summary of accommodation

Main House

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen|breakfast room | Utility room

Lower Ground Floor: Cellar

First Floor: Principal bedroom | 2 double bedrooms | Bathroom | Cloakroom

Second Floor: 2 double bedrooms | Double bedroom/study | 2 bathrooms

Outside

Formal garden | Loggia | Woodland | Private parking

In all about 0.41 of an acre



Situation

(Distances and times are approximate)

The property sits in a special position, within a conservation area, on the edge of the historic market town of Chippenham.

The town offers some great facilities which are all less than 10 minutes' walk from the property, including Pano Bakehouse, Cousin Norman's, The Waverley, COQ and The Kitchen by Wine Monkey, Waitrose, The ARC climbing centre & café and the Reel cinema. Slightly further are a wider selection including the highly regarded Allington Farm Shop, the Langley Tap (Langley Burrell), the popular market town of Corsham, and the beautiful city of Bath.

There are good local schools, including Sheldon and Hardenhuish, in addition to St Marys Calne, Dauntsey's and those in Bath and the surrounding areas.

The property is walking distance of Chippenham station (approximately 5 minutes) making it ideal for the commuter as there are high speed rail links to London Paddington and also regular services to Bath Spa and Bristol Temple Meads. Road links are also great as the town is in a convenient location with the M4 corridor equidistant from the commercial centres of Bristol and Swindon.



History

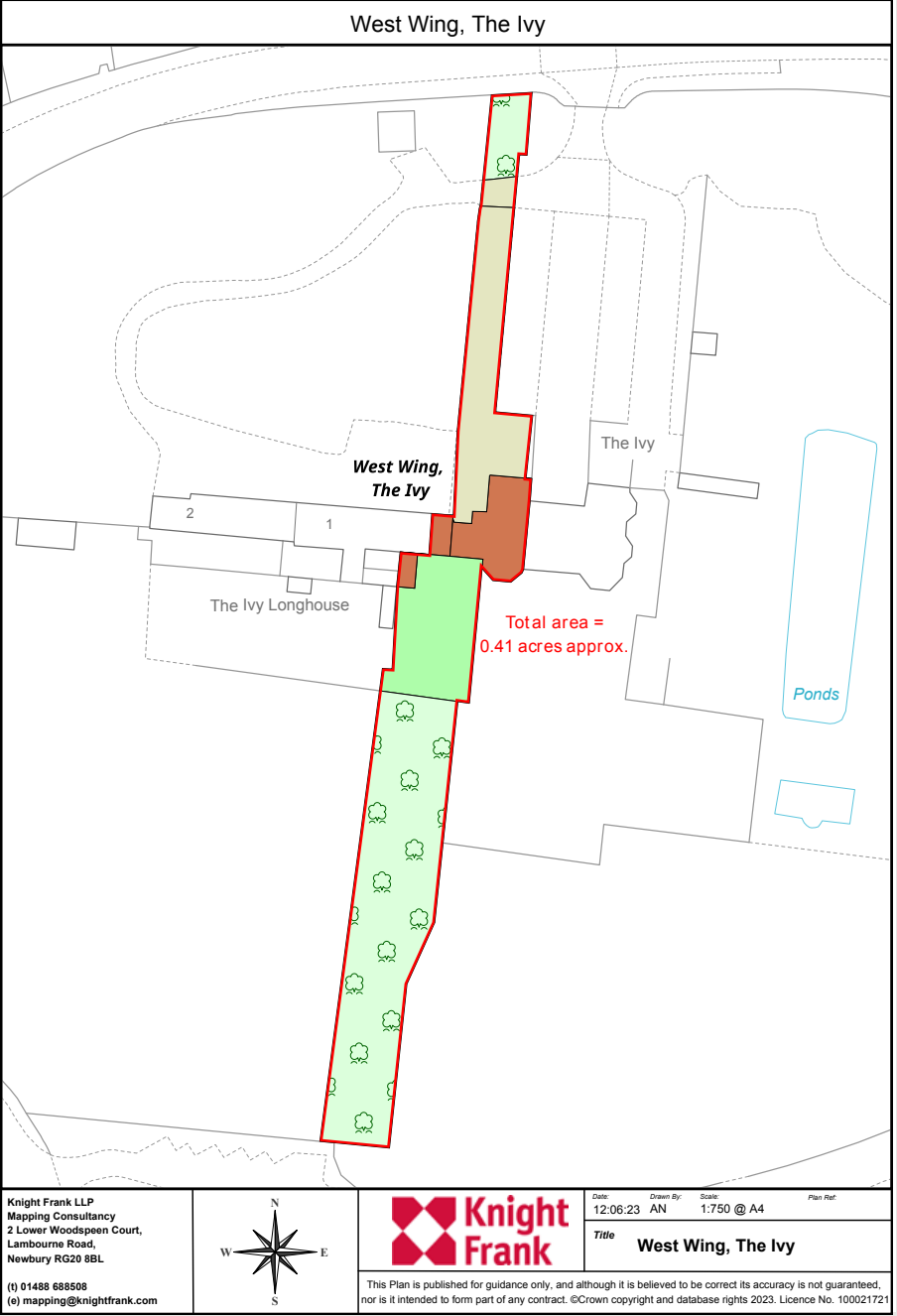
The site of The Ivy originally belonged to the nearby Manor of Rowden, which Henry II granted to the Hussey family.

The name of the house is thought to derive from the monastery of Ederose, also known as The Ivy Church. This was dedicated to the Blessed Virgin and the name may have been a corruption of 'Ave'.

It is believed that it was in around 1725 when the property was initially re-modelled into the house as it is today. It was then the subject of extensive restoration in the 1980's, when it was sympathetically divided into separate dwellings.

The House

West Wing offers spacious and versatile accommodation arranged over three floors (plus the cellar) and is presented in a good order throughout. There are many retained period features which include high ceilings, ornate plaster work, tall sash windows and working shutters. On the ground floor, leading from the entrance hall are the beautiful drawing room with open fire, the dining room with painted mahogany panelling and a French farmhouse style kitchen/ breakfast room with a Lacanche cooker and a door leading to the terrace. There is also a utility room with WC at this level. On the first floor are the light and airy master bedroom and guest bedroom, both of which have painted mahogany panelling and views over the gardens. From here is a bathroom, cloakroom and a double bedroom which could be used as an additional reception room. Stairs lead up from this room to a further small double bedroom or study and a bathroom. On the second floor are two further double bedrooms and a bathroom.



Gardens & Grounds

Approached through impressive double wooden gates with stone pillars, a gravel driveway to the right hand side flanked by lime trees provides access to the property and the parking area adjacent to it. To the rear of the house the gardens feature a pretty loggia, and a flagstone terrace leading to the formal lawn. Beyond this is a magical woodland area, which is full of beautiful bluebells and wild garlic in the Spring. This offers a cool space to unwind in hammocks, have parties around the fire pit to or fun area for children to den build and explore. A unique feature of the West Wing is that it sits, along with the three other sections of this listed manor house, within a stone wall-enclosed curtilage extending to approximately 7 acres creating a stunning parkland setting in the centre of Chippenham!

Property Information

Directions (Postcode: SN15 2AE): From Junction 17 of the M4 proceed in to the centre of Chippenham, cross over the River Avon on to Bath Road. Take the first driveway to your right which will take you to the West Wing.

What3Words: ///deeply.passes.stream

Services: Mains water, electricity and drainage.
Gas fired central heating.

Local Authority: Wiltshire Council - wiltshire.gov.uk

Council Tax: Band G

EPC: E

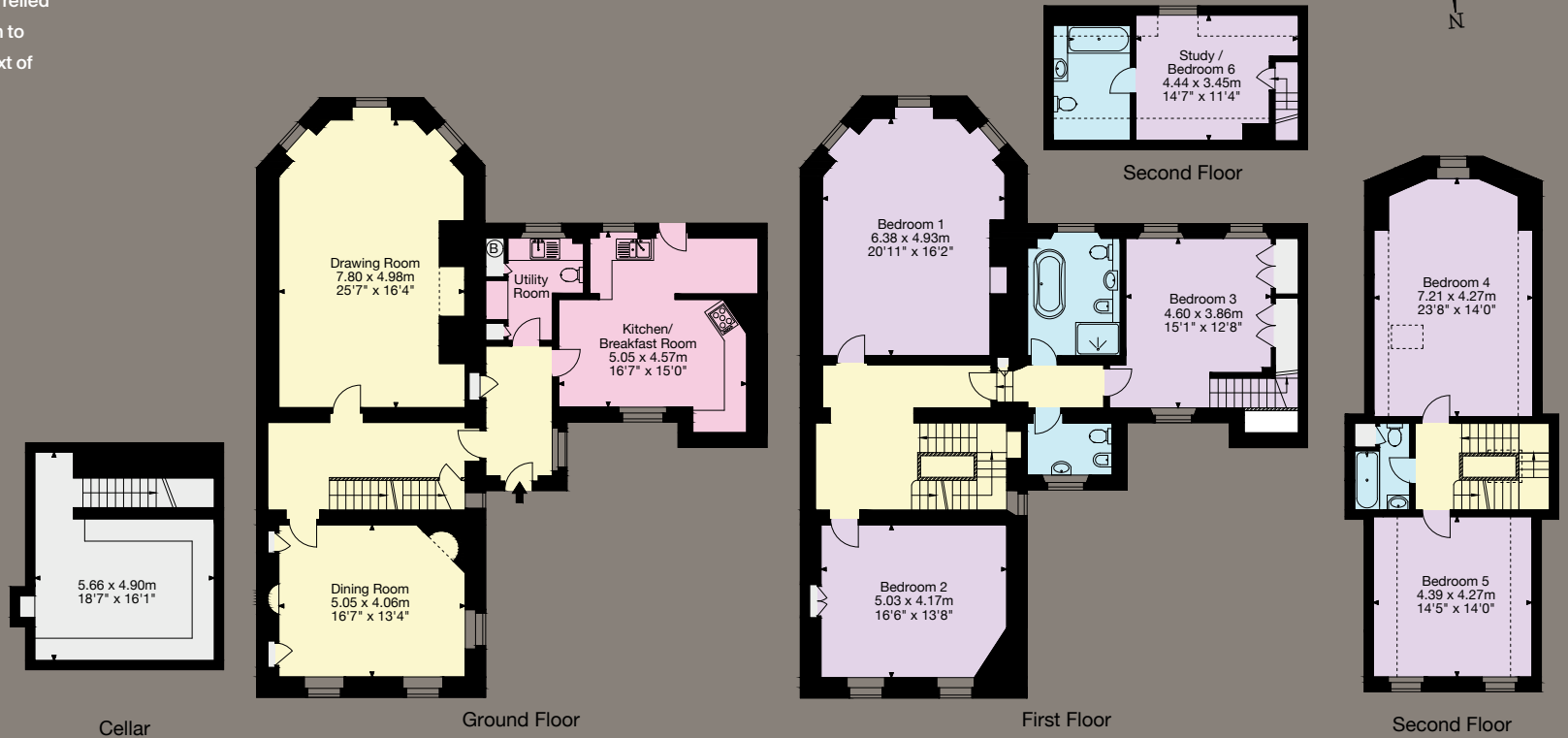
Guide Price: £1,250,000

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

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

Approximate Gross Internal Floor Area
336 sq.m / 3,616 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 June 2025. Photographs and videos dated May 2023/June 2025.

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