



## TOTNEY HOUSE

Kingsdown, Wiltshire





# A FOUR BEDROOM ARTS AND CRAFTS DETACHED FAMILY HOME ON THE EDGE OF THE HAMLET OF KINGSDOWN.

Totney House enjoys a peaceful, elevated setting with far-reaching views across the countryside towards Bath.

|                                                                                     |                                                                                     |                                                                                     |     |
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|  |  |  | EPC |
| 4                                                                                   | 4                                                                                   | 5                                                                                   | E   |

Services: Mains water, electricity and drainage. Oil fired central heating, with a highly efficient external boiler and external double skinned oil tank.

Local Authority: Wiltshire Council

Council Tax band: G

Tenure: We are advised that the property is Freehold

what3words: ///galloping.melt.training

Viewings: Strictly by prior appointment with Knight Frank LLP

Land Area: 0.83 acres

Guide price: £1,400,000





## THE PROPERTY

Totney House is an exceptional Arts and Crafts property, beautifully situated to take full advantage of breathtaking panoramic views towards Bath and the surrounding countryside. Built in 1932 by skilled craftsmen using the finest materials, it has been owned by just three families and remains a rare and enchanting home.

Accommodation is arranged over four floors and offers versatile, characterful living spaces ideal for modern family life. The ground floor features a welcoming entrance hall leading to two generous reception rooms, both with curved bay windows, glass doors opening onto the gardens, wood-burning stoves set in York Minster fireplaces, solid wood flooring, and bespoke handcrafted doors and fittings. The well-equipped kitchen/breakfast room includes an oil-fired AGA and sits adjacent to a cloakroom.

The lower ground floor, accessed by an elegant oak spiral staircase, offers direct garden access and includes a study/office, an Amdega conservatory, a utility/summer kitchen with stable door, and a second cloakroom.

A wide oak staircase leads up to the first floor which comprises the principal bedroom with en suite shower room and fabulous views, a dual aspect double bedroom with en suite bathroom and a mezzanine gallery above which provides additional storage or a fun sleeping/play space, a large double aspect bedroom and finally a large family bathroom. Beyond this is a perfect teenager's room, which offers a study/games area (or space for an additional single bed) with stairs leading up to a further double bedroom.

## SITUATION

Totney House enjoys a peaceful and private setting on the edge of the picturesque hamlet of Kingsdown, nestled between the historic market town of Corsham and the elegant city of Bath.

The nearby villages of Box and Corsham offer a good range of everyday amenities, with Kingsdown Golf Club and The Swan Inn both conveniently close.

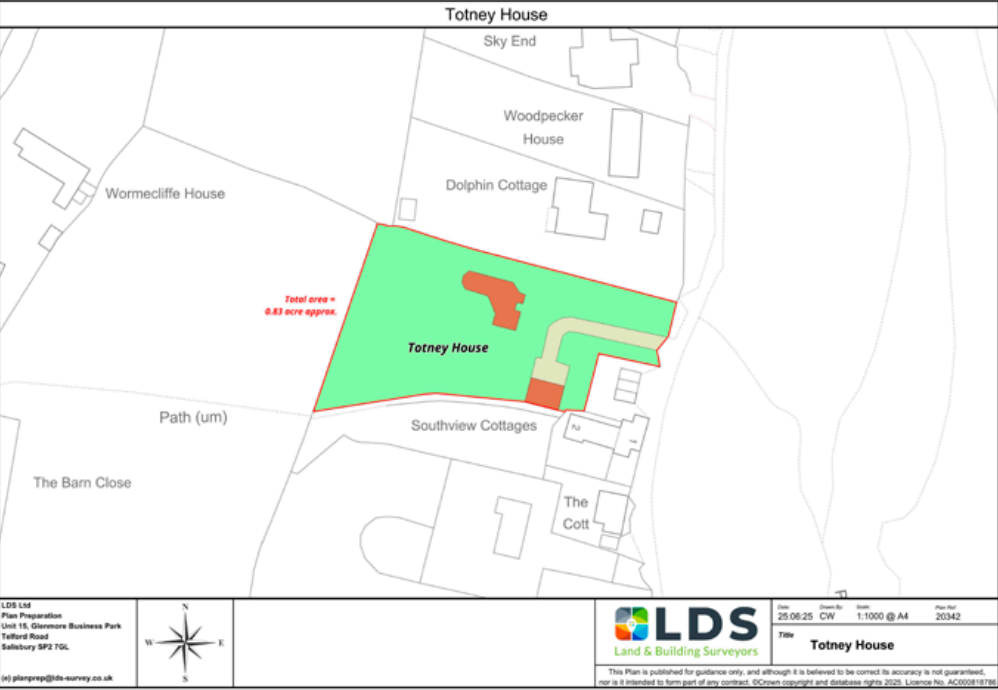
High-speed rail services are available from Bath Spa and Chippenham stations, providing direct connections to London in as little as 75 minutes. For road travel, the property is ideally located for access to the M4 via Junctions 17 and 18.

There is a well-regarded primary school in nearby Box, along with an excellent choice of both state and independent schools in and around Bath.

Box 1.5 miles, Corsham 5 miles, Central Bath 5.5 miles, Chippenham 10 miles, Bradford on Avon 10 miles, M4 (J17) 11 miles (All distances are approximate).





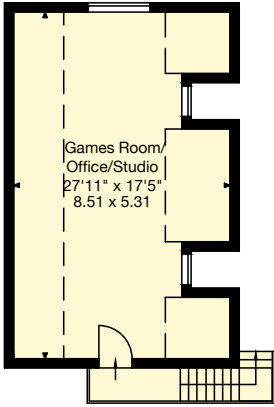


OUTSIDE

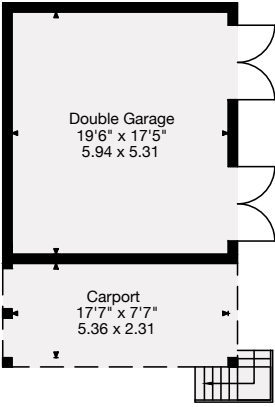
Totney House is approached via a sweeping private driveway offering ample parking alongside a double garage with carport and a large secondary carport suitable for a caravan or boat.

Above the garage is a fully insulated room, ideal for use as a studio, games room, office, or potential annexe (subject to planning consent). Additional outbuildings include four sheds—one of which serves as a workshop with power and lighting—and a greenhouse.

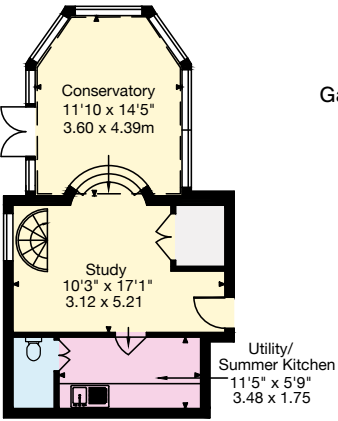
The mature, south-facing gardens are a highlight of the property, featuring gently sloping lawns interspersed with well-stocked flower beds, shrubs, and mature trees. Several thoughtfully placed terraces provide perfect spots to enjoy the unspoilt views of the surrounding countryside.



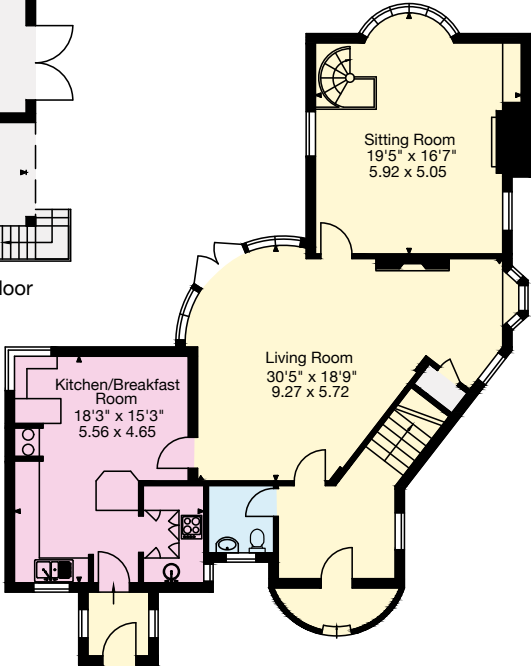
Garage First Floor



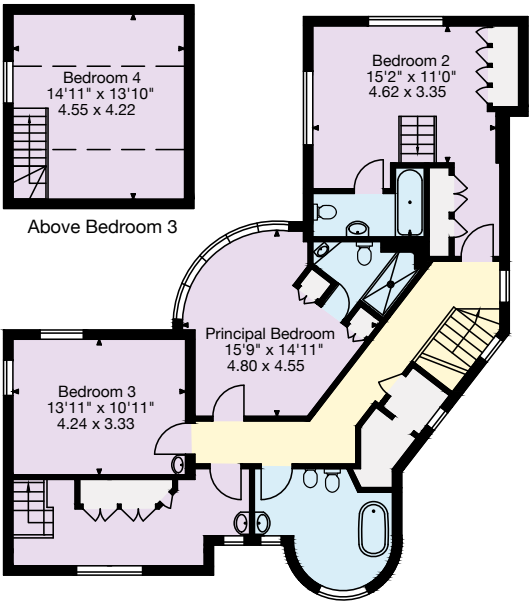
Garage Ground Floor



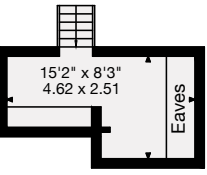
Lower Ground Floor



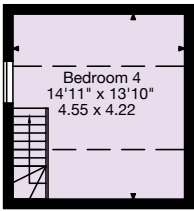
Ground Floor



First Floor



Above Bedroom 2



Above Bedroom 3

Approx. Gross Internal Area  
Main House = 270 sq m / 2,913 sq ft  
Garage and Carport = 88 sq m / 948 sq ft  
Total Area = 358 sq m / 3,861 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted  
to tell you more.

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