

Hillsgreen Lodge, Corsham, Wiltshire

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A handsome Grade II listed five bedroom detached home, with swimming pool complex, land and outbuildings, in an enviable rural location on the edge of the highly desirable market town of Corsham.

### Summary of accommodation

#### The House

**Ground floor** Entrance hall | Living room | Sitting room | Study  
Dining room | Open plan kitchen/breakfast room | Utility room  
Boot room | Cloakroom

**Lower ground floor** Cellar | Laundry room | Wet room | Plant room

**First floor** Principal bedroom suite | 4 double bedrooms  
Bathroom | Shower room

#### The Annexe

**Ground floor** Office | Cloakroom | Comms room

**First floor** Open plan living/dining room | Kitchen  
Double bedroom | Bathroom

#### Garden, Grounds & Outbuildings

Lawned gardens | Pond | Swimming pool | Pool house  
Studio/office | 2 x changing rooms & pool plant room  
Proposed gym | Store | Plant room | Double carport & garage  
Triple bay store | Greenhouse/potting shed

In all approximately 4.22 acres

#### Distances

Chippenham 5 miles, M4 (J17) 7.5 miles, Bradford-on-Avon  
8.5 miles, Bath 10 miles (All distances are approximate)



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## Situation

The property enjoys a private position within walking distance of Corsham's picturesque and historic high street which offers an eclectic range of independent shops, restaurants and public houses. A Supermarket and Doctors' Surgery are also close at hand. Corsham is an historic market town full of old world charm with a very attractive high street which featured in the first series of Poldark.

Corsham Court with its Capability Brown designed gardens is a well-known attraction. The Pound Arts Centre provides Corsham's cultural hub whilst the Springfield Campus offers library, cafe and a wide range of sporting activities with gym and swimming pool.

There is an excellent selection of schools in the area. Equestrian activities are widely catered for in the local area with International Eventing and Horse Trials at Badminton and Gatcombe both close to hand. Communication links are good, with the M4 not far away, and Chippenham station offering high speed rail links to London.

## The House

Hillsgreen Lodge is a fantastic family home offering spacious and versatile accommodation arranged over three floors, with character features throughout.

On the ground floor you are spoilt for choice with four reception rooms, each with their own charm. Beyond this is the fabulous open plan kitchen/breakfast room with glass elevations enjoying the view over the gardens. There is also a utility room, boot room and cloakroom on this floor.

On the lower ground floor from the dining room is a cellar used for storage, and from the boot room is a laundry room, a potential wet room and a plant room.

On the first floor is the principal bedroom suite comprising triple aspect bedroom, walk in wardrobe and shower room. There are two staircases allowing access to the remaining four double bedrooms, the family bathroom and a shower room.

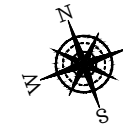






Gross Internal Area (Approx.)  
 Main House = 410 sq m / 4,413 sq ft  
 Annexe = 70 sq m / 753 sq ft  
 Garage = 18 sq m / 193 sq ft  
 Office = 21 sq m / 226 sq ft  
 Outbuildings = 293 sq m / 3,153 sq ft  
Total Area = 812 sq m / 8,738 sq ft

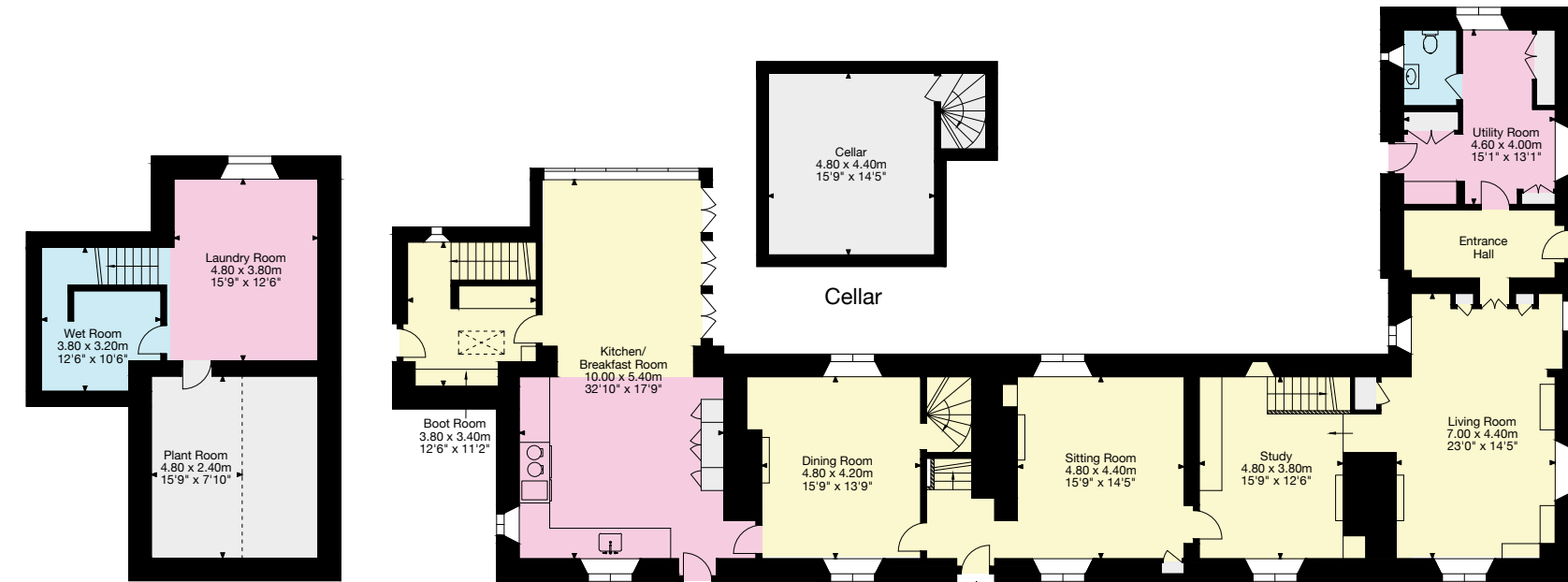
Carport = 38 sq m / 409 sq ft  
 Swimming Pool = 62 sq m / 667 sq ft



Ground Floor

First Floor  
Annexe

First Floor



Cellar

Ground Floor



## Gardens, Grounds & Outbuildings

The property is approached onto a private tarmac driveway where there is ample parking for a number of vehicles, in addition to the double carport and garage. There is also vehicular access and additional parking further along the track.

Externally the property benefits from large mature grounds, mainly laid to lawn interspersed with trees, and a small pond. There is an attractive greenhouse/potting shed and a wooden triple bay store used for garden machinery.

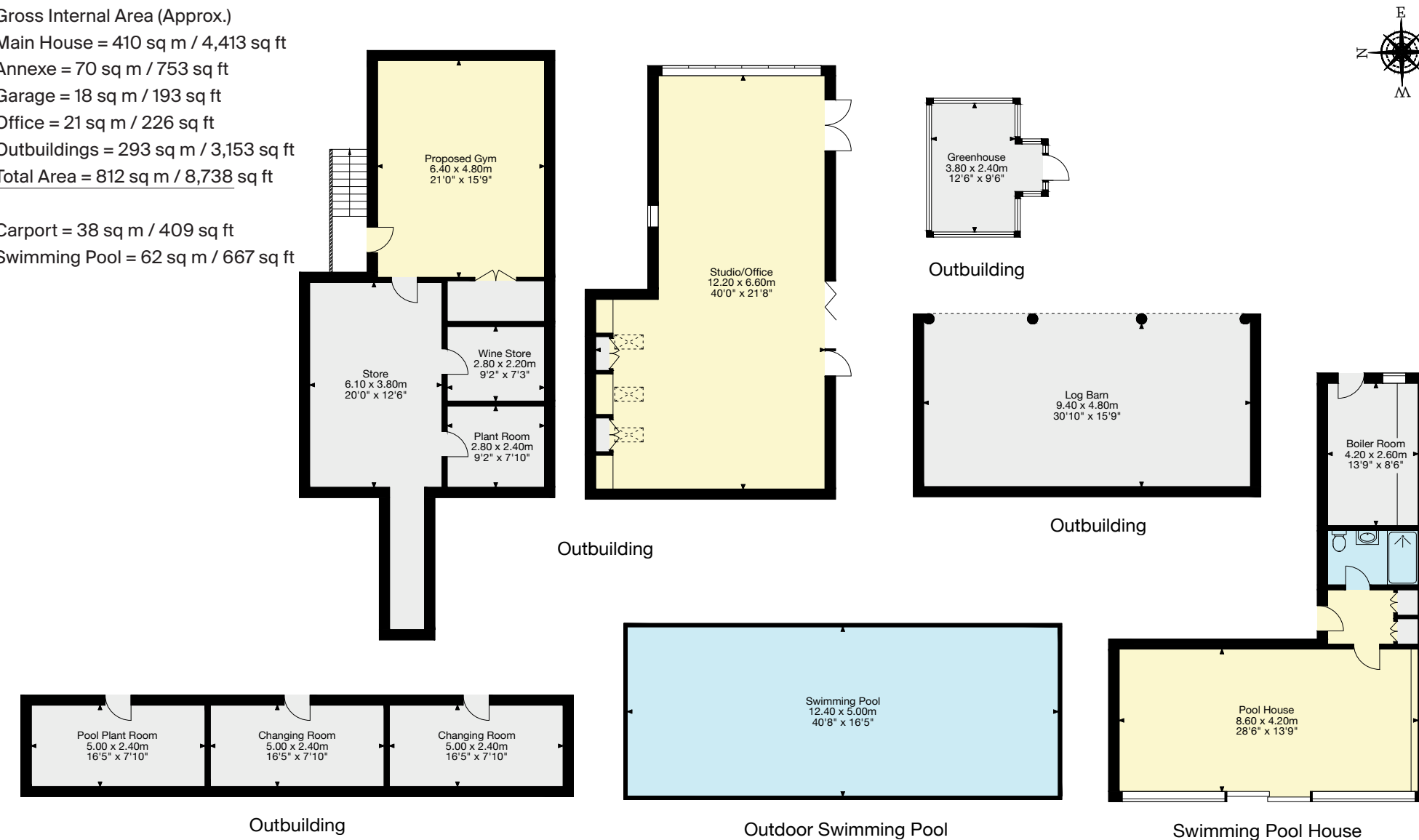
There is an outdoor pool complex comprising pool, pool house with shower room, a large studio/party barn (with equal space below for a potential gym and sauna etc), two stores/ changing rooms and a plant room.

There is a one bedroom annexe above the carport and garage, comprising open plan living/dining room, kitchen, double bedroom and bathroom. Below this is an office with cloakroom and comms room.



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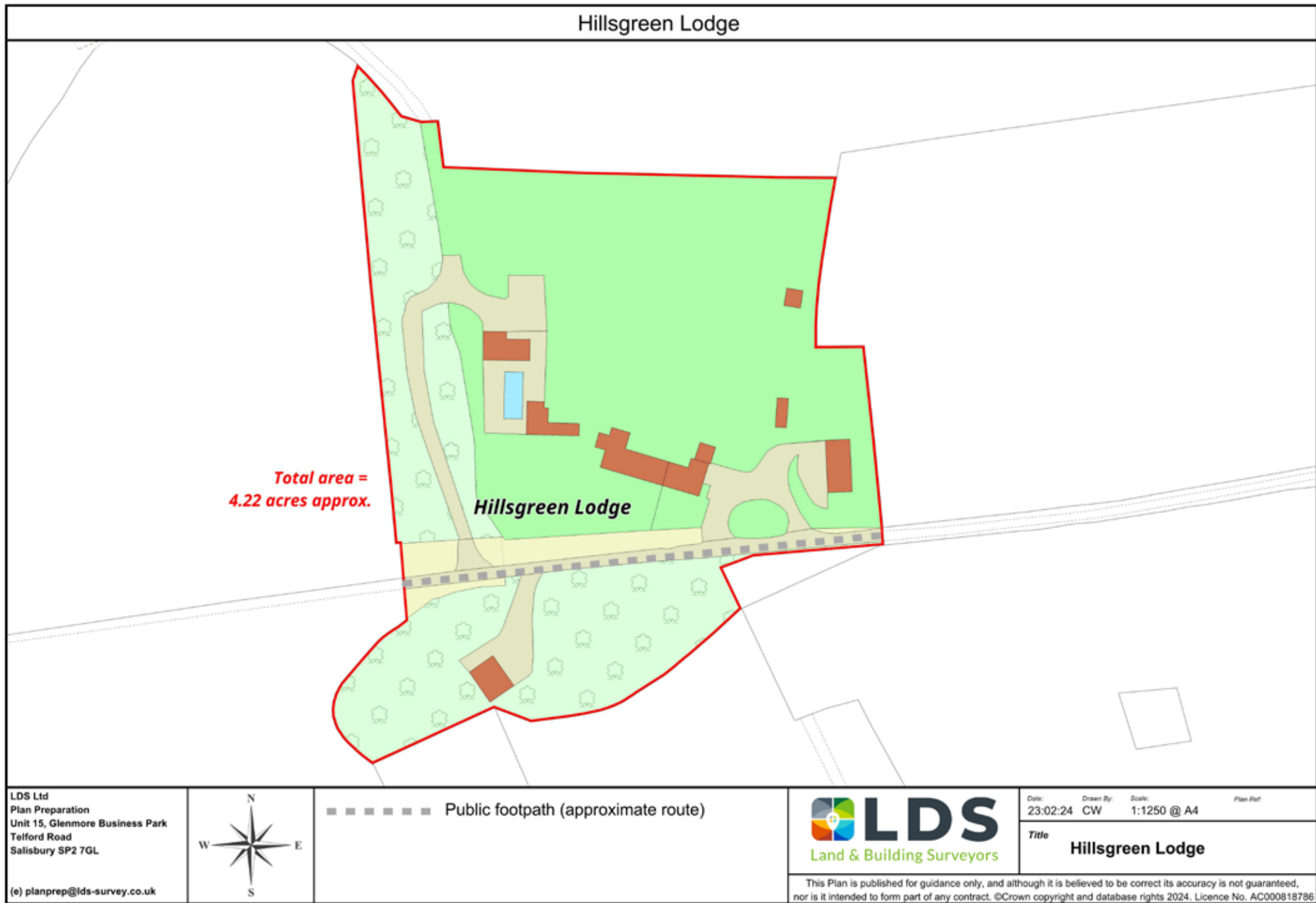


Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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### Directions (Postcode SN13 0PU)

From Bath head east on the London Road and on to the A4 towards Chippenham. Stay on the A4 when you reach Corsham and continue into Pickwick. Turn left onto Middlewick Lane, go all the way down and at the very end turn left. You will find the property on your right hand side.

### What Three Words

//loops.monkeys.refrained

### Property information

**Services** Mains water and electricity. Private drainage septic tank (towards the bottom of the land, near the woods). Oil (there is an oil tank to the rear of the pool area) & Gas (there is a gas tank to the rear of the wood shed on the other side of the main drive through the property) fired central heating.

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

**Local Authority** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax Band** G

**Agents Notes** There is a public footpath that runs along the track in front of the property.

There is also an unofficial right of way for the local shoot to access the wood to the rear of the main house, where there is a pheasant pen. They are able to access at the end of the property down the back driveway, but they cannot cross onto the land and parking area to the rear of the entertaining barn with undercroft.

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**Guide Price** £2,250,000

**Viewings** Strictly by prior appointment with the Knight Frank, LLP



