

Lilybrook House

Bowds Lane, Lyneham, Wiltshire





Lilybrook House

Bowds Lane, Lyneham, Chippenham, Wiltshire

Royal Wootton Bassett 3 miles, M4 (J16) 5 miles, Swindon 9 miles
Chippenham mainline station 10 miles (London Paddington 70 minutes), Cirencester 18 miles, Bath 24 miles
(All distances are approximate)

A beautifully presented Cotswold stone period country house with fantastic equestrian facilities, set in about 29 acres.

Accommodation

Entrance hall | Drawing room | Sitting room | Study / Library
Kitchen / Dining / Family room | Pantry | Utility room | Boot room | Cloakroom

Principal bedroom with en suite bathroom and dressing room | Four further bedrooms
Two further bathrooms | 481 sq m (5,178 sq ft)

Outbuildings

Cotswold stone stable block with 5 stables | Solarium | Plant room | Staff room | Stores
Secondary stable yard | Two additional field barns

Stable flat - kitchen, sitting room, bedroom and showroom | 46 sq m (495 sq ft)

Gardens and Grounds

Formal gardens | Swimming pool | All weather arena | Stud fenced paddocks | Parking

In all about 29 acres
For sale Freehold

Cirencester
One Market Place
Cirencester GL7 2PE

Tel: +44 1285 882 001
rupert.sturgis@knightfrank.com


**Knight
Frank**

knightfrank.co.uk

Country Department
55 Baker Street
London W1U 8AN

Tel: +44 20 7861 1707
peter.edwards@knightfrank.com

North Wiltshire

Lillybrook House is set in a semi-rural position with wonderful views over open countryside. The property is situated just outside the village of Lyneham, which has a range of everyday amenities. The nearby towns of Royal Wootton Bassett and Chippenham have a wider range of services.

The area is extremely well served for communications with easy access to the M4 Motorway at Junction 16. There is direct access to Bath, Bristol, the M5 and London with regular commuter rail services running from Chippenham and Swindon stations direct to London Paddington, taking approximately 70 minutes and 60 minutes respectively. In addition, Bristol International and Heathrow Airports are both within easy reach.

The house is well located for sporting opportunities including: golf at Castle Combe, Bowood and Westonbirt; polo at Cirencester and Westonbirt; motor racing at Castle Combe; hunting with the Duke of Beaufort's or VWH hounds; horse racing at Bath, Cheltenham and Newbury; rugby at Bath; watersports at Cotswold Water Park plus many equestrian events such as Badminton, Barbury Castle and Dauntsey. The River Kennett, The Avon and The Test are also all close by ofering excellent fishing.

Education in the area is first class with many popular private and public schools. Of notable mention are Westonbirt and St Mary's Calne, Marlborough College, Royal High School in Bath as well as nearby as well as nearby Grittleton School.

The rural setting provides access to footpaths, bridleways and quiet lanes perfect for walking, riding and cycling.





Lilybrook House

Lilybrook House is a most impressive detached period house, recently extended and completely refurbished throughout to an exceptionally high standard. The property provides well proportioned, light and spacious accommodation.

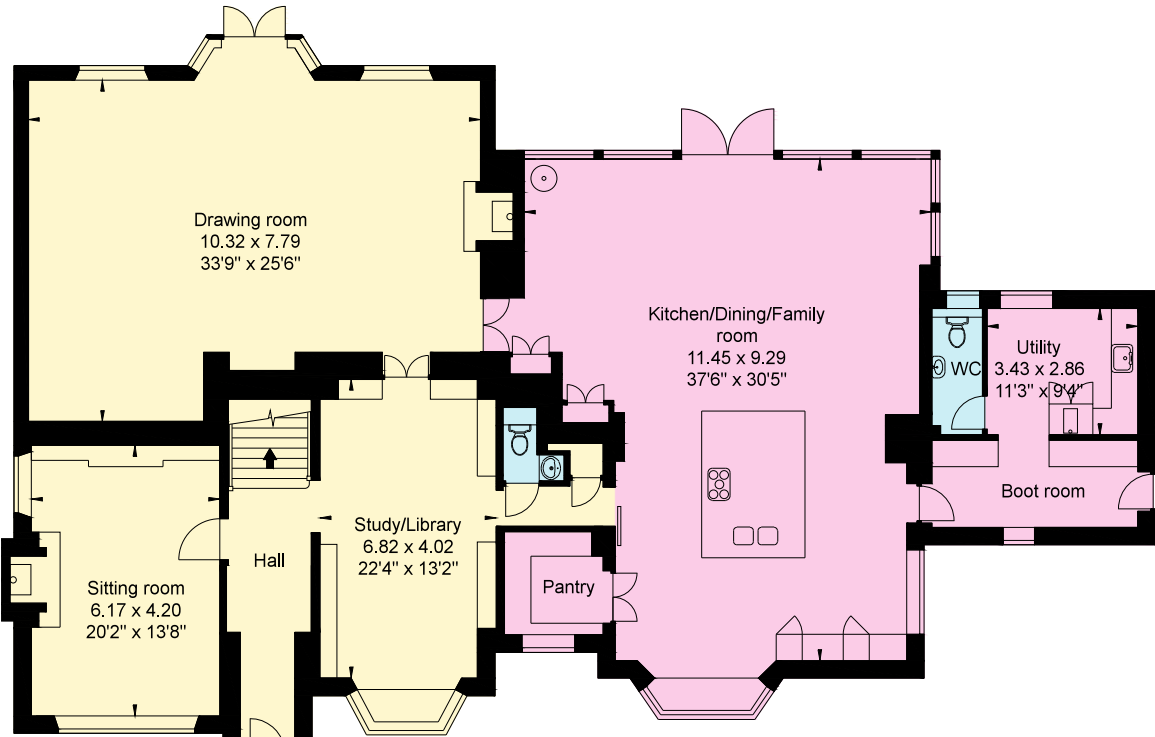
The kitchen / dining / family room forms the heart of the house, over 37 x 30 sq ft, with a fully glazed elevation providing sensational far reaching panoramic views over the private grounds and Dauntsey Vale beyond. The drawing room is equally impressive and links to the study / library and sitting room beyond. The accommodation flows extremely well and is ideal for family living and / or entertaining.

On the first floor, the principal bedroom has an en suite bathroom and a large dressing room. There are four further bedrooms and two family bathrooms, which have been cleverly designed to service all the bedrooms.

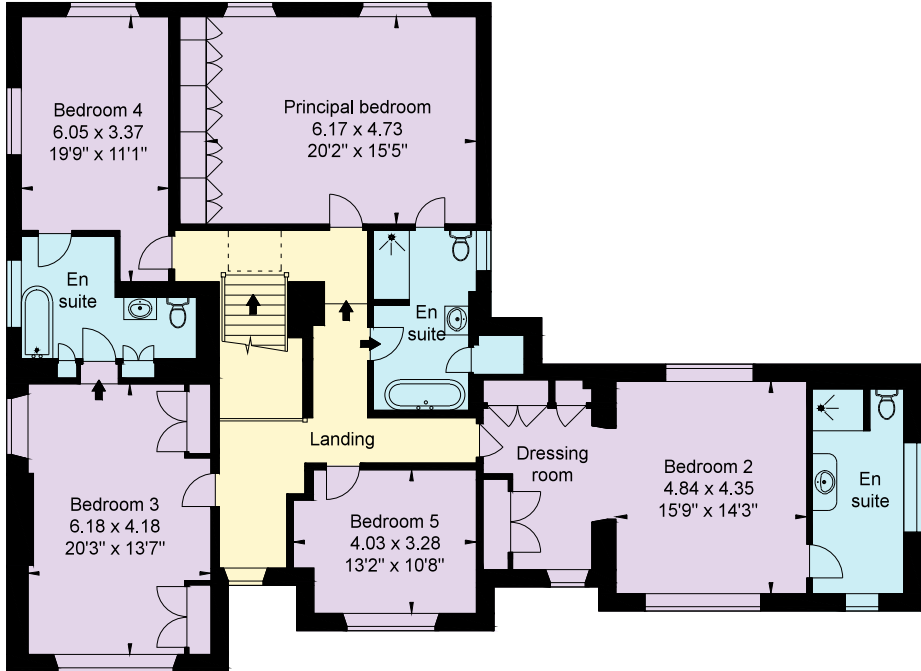


Approximate Gross Internal Floor Area
Main House: 481 sq m (5,178 sq ft)
Stable Building/Outbuildings: 344 sq m (3,703 sq ft)
Stable Flat: 46 sq m (495 sq ft)
Total: 871 sq m (9,376 sq ft)

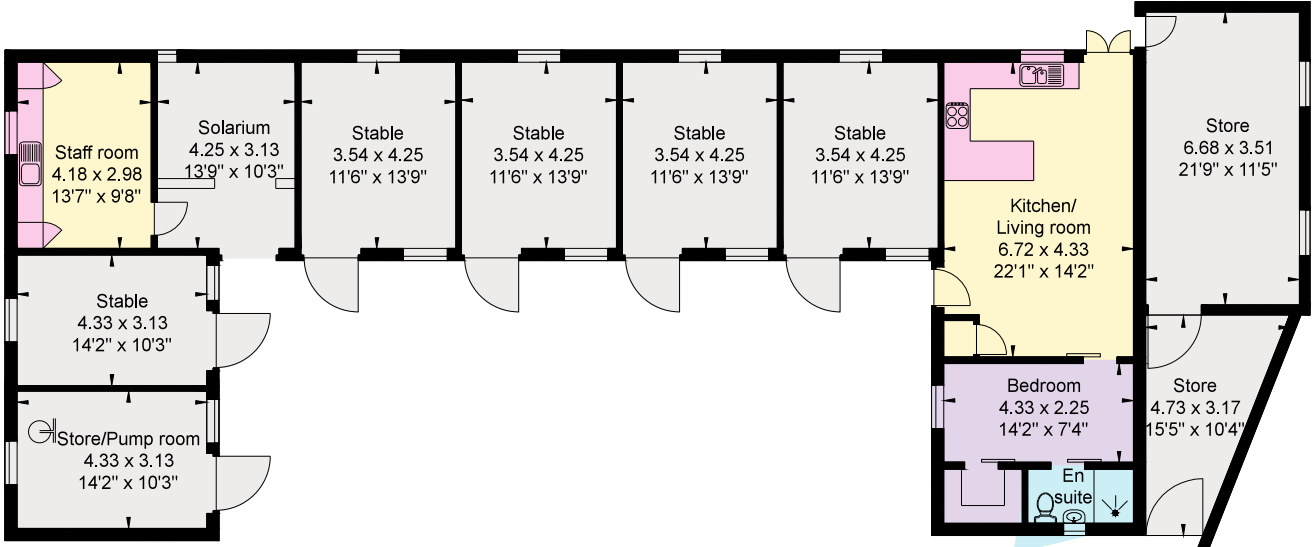
This plan is for guidance only and must not be relied upon as a statement of fact.
Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Ground Floor

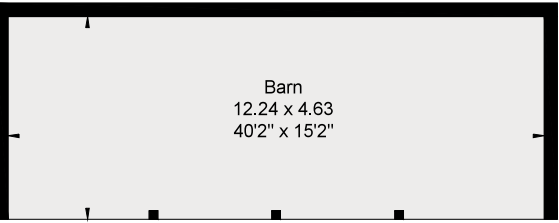


First Floor



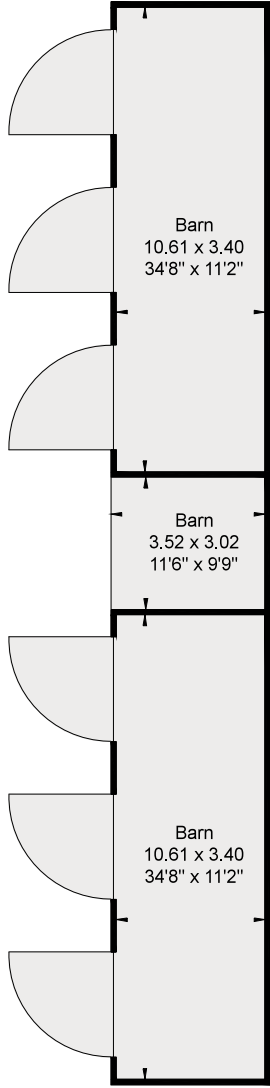
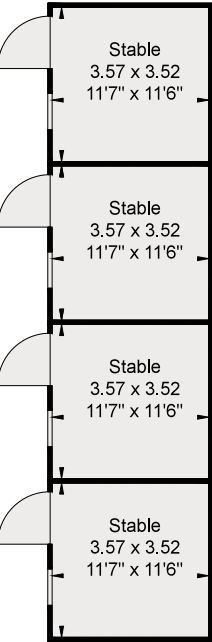
Stable Building

Stable Flat



Outbuildings

Not shown in actual location / orientation





Gardens and grounds

The property is approached off a quiet lane through a pair of automatic gates that give access to a large sweeping gravel driveway with ample parking for cars and horse boxes.

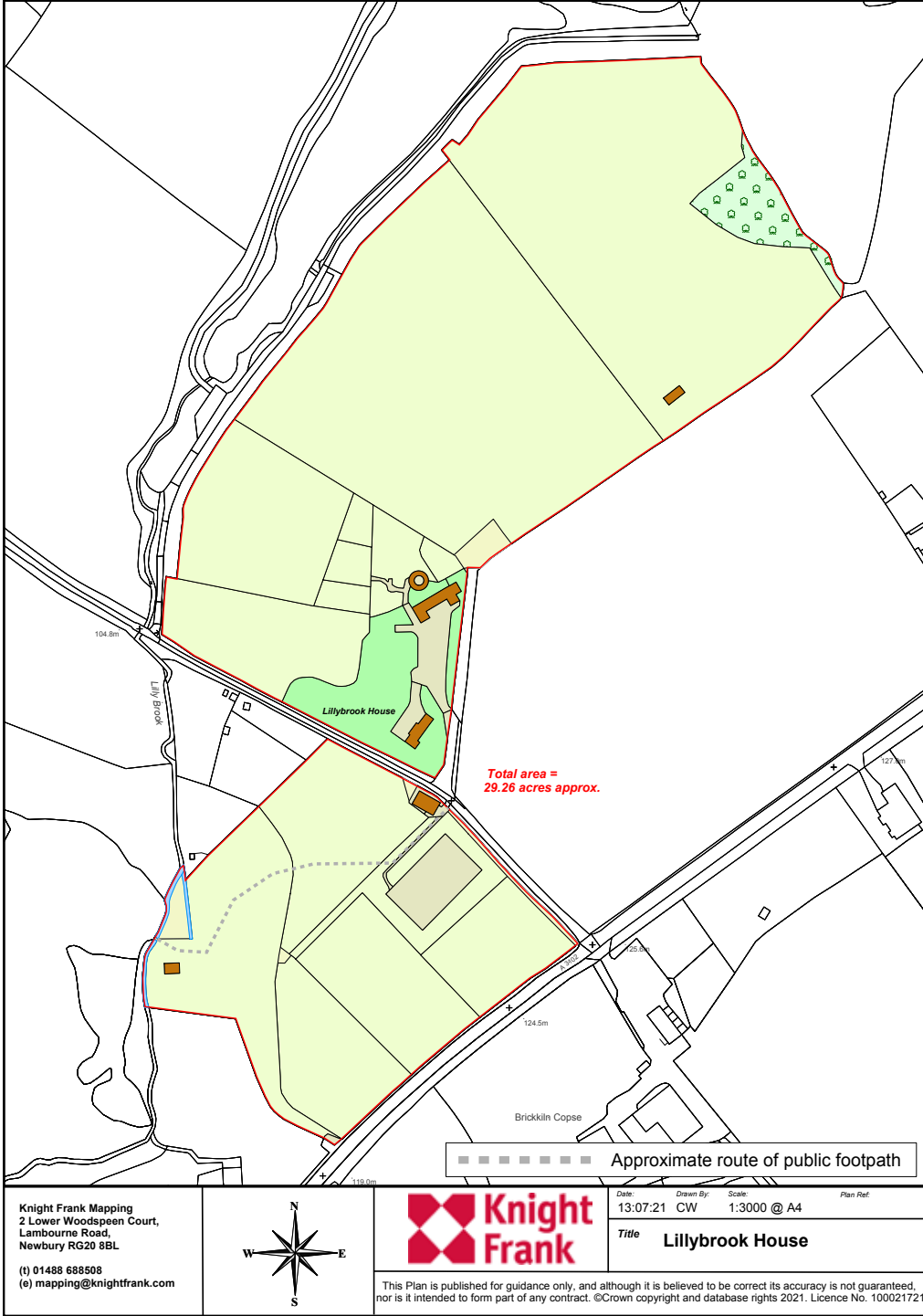
The landscaped gardens are to the front and rear of the property and are mainly laid to lawn with established borders. The large terrace overlooks the sweeping lawn and swimming pool, which has infinity views across the vale.

The main stable block is built of Cotswold stone with 5 loose boxes, solarium, staff room and store / pump room. There is also a well presented grooms flat. Beyond this, the track leads to a secondary stable yard and to the fields that are all stud fenced with water and electricity to all parts. At the end is a period barn that, subject to planning, could be converted or used for stock / storage.

Across the lane, there is a timber stable with 4 loose boxes and a 50 x 25m all-weather arena with landscaped surrounds for viewing. Turn out paddocks, fenced to a high standard, surround the arena and an access track leads to the banks that run down to the stream on the boundary. There is a secondary period farm barn that has potential for other uses.

The land is all down to permanent pasture and is post and rail fenced with water connected.

In all about 29 acres.



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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2021. Photographs and videos dated July 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.



Services

Mains water and electricity. Private drainage. Oil fired central heating.

EPC: C

Fixtures and fittings

Only those mentioned in these sales particulars together with light fittings, carpets and blinds are included in the sale. All others are specifically excluded but may be available by separate negotiation.

Local Authority

Wiltshire Council: 01249 706111.
Council Tax Band G: £3,385.00 2021/22

Directions (SNI5 4DS)

From Junction 16 of the M4 follow the signposts to Royal Wootton Bassett (A3102). At the second roundabout turn left and pass through the town centre following the signs towards Lyneham. After about 2 miles turn right into Bowds Lane which is opposite Pound Farm Shop. Lillybrook House is the first property on the right.

Viewings

Strictly by prior appointment with the agent Knight Frank: 01285 659771.

Your partners in property for 125 years.

