



Hollyoak, Bremhill, Calne, Wiltshire

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# A beautifully positioned edge of village home with secondary accommodation and far reaching views.

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## Summary of accommodation

### Main House

Hall | Dining room/sitting room | Sitting room  
Kitchen/breakfast room | Principal bedroom suite  
3 further bedrooms | Bath/shower rooms | Utility room

### Coach House

Sitting room, kitchen, 2 bedrooms, bathroom, shower room

### Outside

Garage and stores

**In all about 0.8 acres**

## Distances

Chippenham Station 3.5 miles (London Paddington from  
62 minutes) | M4 (J17) 8miles | Marlborough 16 miles  
Bath 16 miles (Distances and times approximate)



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## Holly Oak House

Hollyoak is an exceptional edge of village home quietly positioned in one of the area's most picturesque and desirable villages. Having been owned by the same family for nearly 40 years and the subject to modifications over the decades, the oldest parts of the property date back to the late 18th century. Situated in an elevated position, the gently sloping and private grounds have far-reaching views over beautiful countryside and to the Cherhill Downs beyond.

The main house, which was built in the late 1950s, offers generous proportions with high ceilings and large windows. The annexe, was once the coach house to The Rectory, whilst an integral part of the house, could lend itself to be a self-contained annexe, studio, home office or similar.

The property is situated in the heart of the sought-after village of Bremhill, which is midway between Chippenham and Calne. The hilltop village has a 15th-century church and is within about a ten-minute walk of the popular Dumb Post Inn public house.





## The Property

The hall leads to all main reception rooms and the spacious kitchen/ breakfast room with vaulted ceiling. The kitchen is fitted with up to date with appliances from Die Dietrich and Miele and a large central island with granite worktops; an ideal space for the whole family to gather and entertaining. The main reception room has a log burner, original parquet flooring and large windows to enjoy views over the landscaped gardens. There is a separate study and cloakroom too. On the first floor the principal bedroom has a large en suite bathroom. There are three further bedrooms, a family bathroom and the WC.

## The Coach House

Attached to the main house is a versatile 2-bedroom annexe, arranged over 2 floors. Briefly comprising a sitting room with exposed beams, a log burner and original flagstone flooring. Upstairs there are 2 double bedrooms, a recently fitted bathroom and separate shower room. A separate entrance allows The Coach House to be used independently or accessed through the main house.

## Garden and Grounds

The gardens are a particular feature of the property and extend to over 0.8 acres. A paved south facing terrace over looks the beautifully laid out lawns, borders and beds. There are established fruit trees, a green house, garden store too.

To the front of the property, there is a large, gated driveway which has access to the integrated garage with double doors.











## Location

The village of Bremhill has pretty cottages and houses, many of which were part of the nearby Bowood Estate. The village has a church and public house on the outskirts, together with a socially active village hall and community.

Nearby Chippenham provides facilities for all day to day requirements, plus mainline rail services to London and the west. Nearby Marlborough provides a selection of great restaurants and shops. The area has good access to the M4 (Junction 17). First class education is offered in the locality including; St Margrets/ St Marys Calne, Pinewood, St Hughes, Marlborough College, Dauntseys and a range of outstanding schools and colleges. Sporting opportunities are diverse with golf and spa at Bowood House, motor sport at Castle Combe, rugby in Bath as well as exceptional walking and riding and hunting with the Duke of Beaufort's hounds.

## Property information

**Tenure:** Freehold.

**Services:** Mains water, mains electricity, private drainage and oil fired central heating. Fibre broadband is available.

**Local authority:** Wiltshire Council

**Council Tax Band:** G

**What Three Words:** ///flaunting.outer.oval

**Offers exceeding:** £1,195,000

## Directions (Postcode: SN11 9LA)

In the village of Brenhill, turn down the drive beside St Martins Church, heading to The Old Vicarage, the take the first left into the drive of Holly Oak House.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agents, Knight Frank LLP.



**Approximate Gross Internal Floor Area**

Main House: 214.6 sq m / 2,310 sq ft

Coach House: 129.7 sq m / 1,396 sq ft

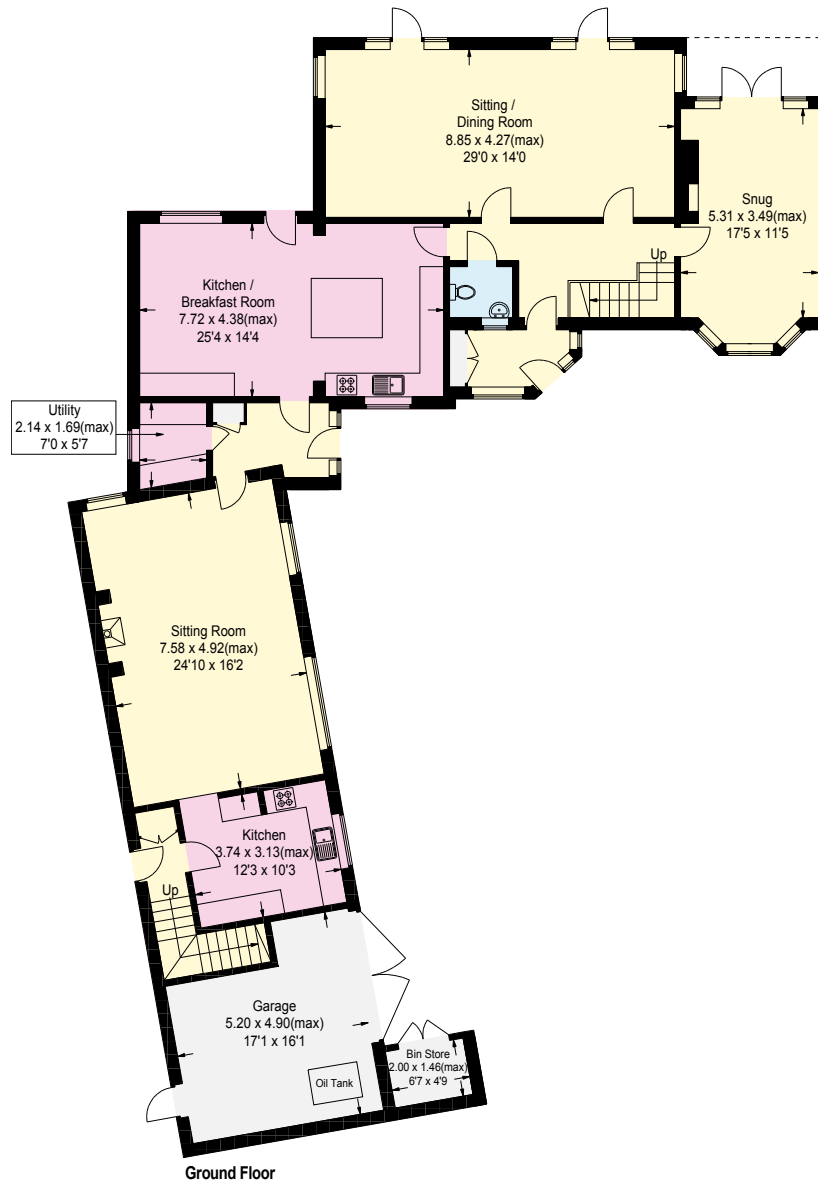
Garage: 23 sq m / 247 sq ft

Bin Store: 2.9 sq m / 31 sq ft

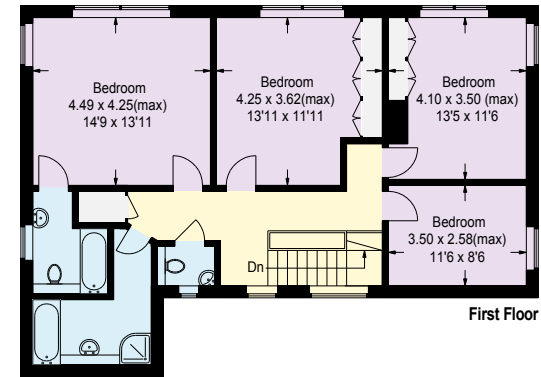
Total: 370.2 sq m / 3,984 sq ft

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.

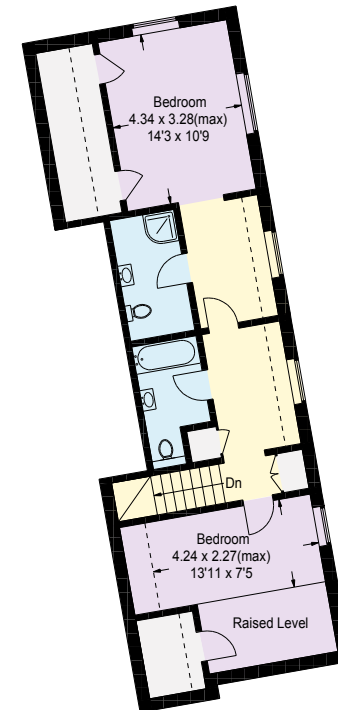
[---] = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**



**First Floor**



**First Floor**



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 [March 2024]. Photographs and videos dated [June 2023].

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