



17 Charlton Park House, Charlton, Malmesbury, Wiltshire

A stylishly presented two bedroom apartment in a spectacular Grade I Listed mansion.

Summary of accommodation

Main House Hall | Sitting room | Kitchen/Breakfast room | Utility room | Cloakroom/Shower room | 2 Double bedrooms | 2nd Shower room

Outside Parking | Garage | Communal grounds

Distances

Charlton village half mile | Malmesbury 2 miles | Tetbury 5 miles | M4 (Junction 17) 6 miles
Kemble station 7 miles (London Paddington 75 minutes) | Cirencester 11 miles
Swindon 14 miles.

(All distances and times are approximate)



Charlton Park House

Charlton Park House dates from the early 17th Century and was built for the Earl of Suffolk and Berkshire, who continues to own and farm the surrounding estate, which extends to around 4,500 acres. The south west front entrance dates from 1607 and has striking Jacobean style towers joined by a long open fronted loggia. Further alterations were made to the house between 1772 and 1776 by Mathew Brettingham. In 1975 the property was converted into 19 apartments. The main entrance is through the open cloisters, where double oak doors open into an outer hall and beyond to the great hall, which is galleried and has a fantastic glazed oval dome over the centre. Off the great hall is the drawing room, which has outstanding plasterwork. Both rooms are available to residents and their guests for entertaining purposes and general use.

Number 17 is a split level apartment on the second floor in the north west wing of Charlton Park. The current owners have refurbished the apartment in a fresh contemporary style, with improvements including a new kitchen and bathroom fittings, and the installation of underfloor heating throughout. It can be reached from the great hall either via a lift or a stone spiral staircase.



Communal reception room





The front door to the apartment opens into an entrance hall, off which there is a cloakroom. Panel glazed double doors, with an oval fixed window above, open into the reception room, a lovely light room with a high ceiling and a deep bay stone mullioned window with far reaching parkland views. A glazed door opens onto a private roof terrace with decking. The kitchen is fitted with a comprehensive range of floor and wall mounted cupboards and incorporates Neff appliances including twin ovens, an induction hob with extractor hood over, dishwasher, fridge/freezer and wine cooler. From an inner landing, steps lead up to a double bedroom/study with a vaulted ceiling, exposed rafters and eaves storage. Steps also lead down to a lower landing off which there is a built in cupboard with plumbing for a washing machine and a bathroom. The main bedroom is another good sized room, with a walk in dressing area and a well appointed en-suite shower room.

Gardens and grounds

The house is approached by a 3/4 mile tree-lined drive with shared used of the surrounding grounds, parkland and arboretum. To the front and rear of the house the large expansive gravel provides ample car parking for both residents and visitors. The apartment has a single garage in the nearby garaging complex.

Property Information

Service Charge: Approximately £1,565 per quarter.

Tenure: The property is Leasehold and has about 143 yrs remaining.

Services: Mains water and electricity are connected. Shared private drainage. An independent gas fired boiler supplies central heating and hot water.

Local Authority: North Wiltshire District Council.

Directions (Postcode SN16 9DG)

From Malmesbury take the A429 towards Cirencester. After about 1.5 miles the pillared entrance to Charlton Park House will be seen on the right hand side. Follow the long driveway, bearing right through an avenue of trees to the gravel courtyard in front of the mansion house. 12B is approached either by a lift or staircase from the panelled hallway.

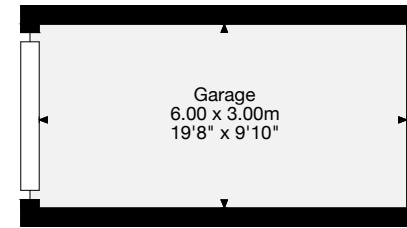
Main House = 122 sq m / 1,313 sq ft

Garage = 18 sq m / 193 sq ft

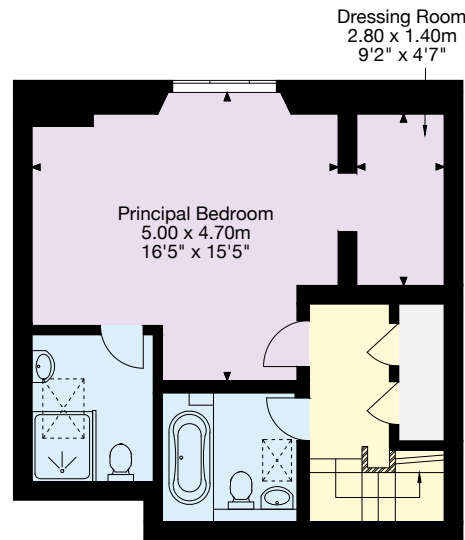
Total = 140 sq m / 1,506 sq ft

Roof Terrace = 10 sq m / 107 sq ft

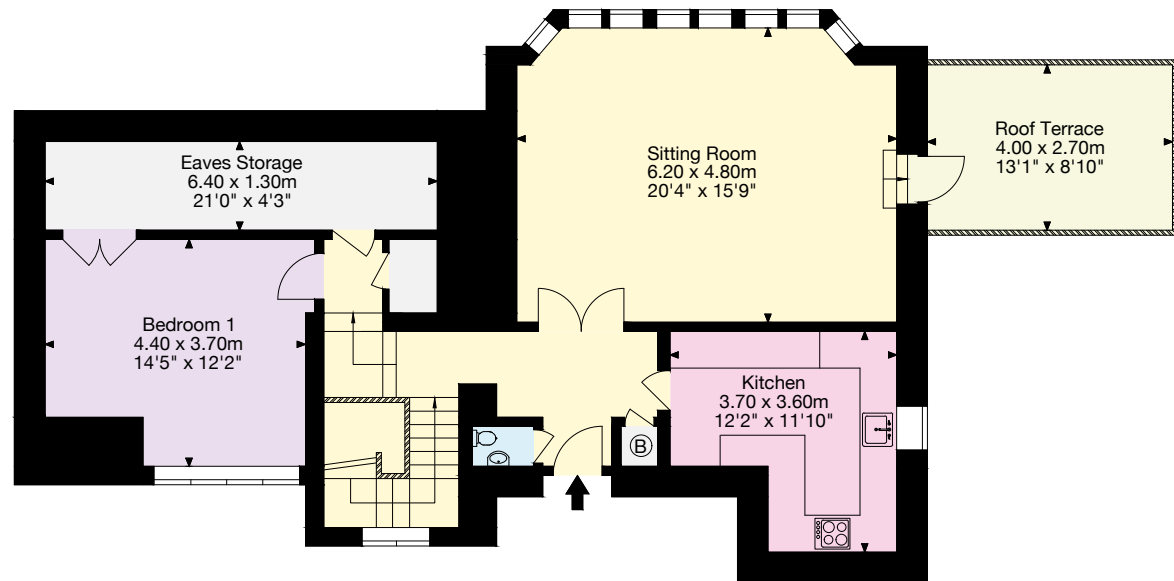
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Garage



First Floor



Second Floor

Knight Frank Cirencester

One Market Place

Cirencester

GL7 2PE

knightfrank.co.uk

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 2023. Photographs and videos dated June 2023.

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