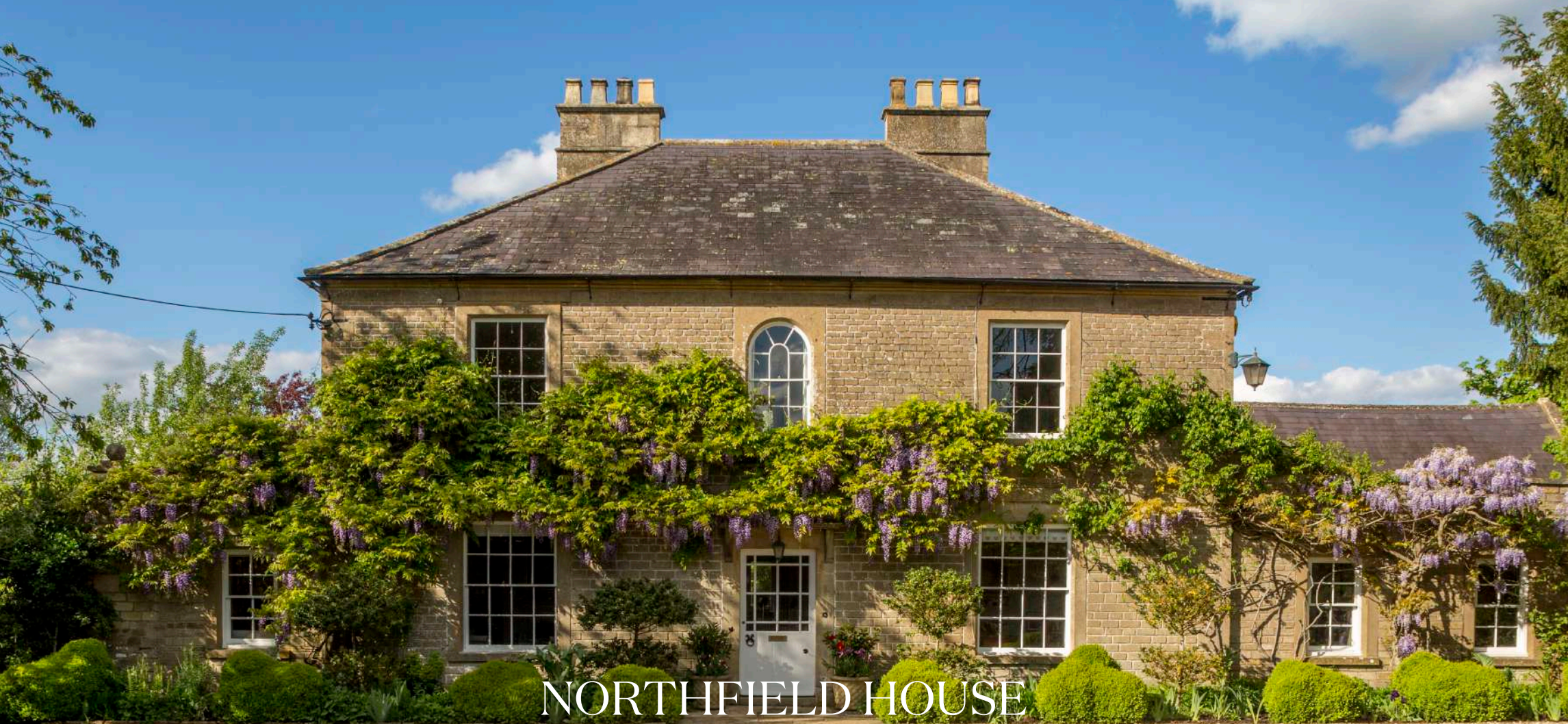




NORTHFIELD HOUSE

East Tytherton, Chippenham, Wiltshire



NORTHFIELD HOUSE, EAST TYTHERTON

A beautifully presented edge-of-village country house with a guest studio, formal gardens, and paddock.

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Local Authority: Wiltshire Council Council Tax band: H Tenure: Freehold

Distances: Chippenham 3 miles (London Paddington approximately 70 minutes) | Calne 4 miles | M4 (junction 17) 5 miles | Malmesbury 12 miles | Marlborough 16 miles

(All distances and times are approximate)

Services: Mains water and electricity. Oil-fired central heating and hot water. Calor gas hob. Private drainage. Fibre broadband available.

Directions: SN15 4LT, What3words: ///wealth.procures.such

Offers in the region of: £1,750,000





THE PROPERTY

The charming home is on the edge of this unspoiled north Wiltshire village with fields and paddocks on all sides. Northfield House is believed to date back to 1710, built of stone and brick under a natural slate roof, with many original architectural features throughout, and is Grade II listed.

The property has been well-maintained and is beautifully presented by the current owners, who will remain in the area after 15 years of owning this striking family home with plenty of entertaining space inside and out.

The front door leads to an entrance hallway in the centre of the house that links naturally to the light dining room with large sash windows and the well-proportioned drawing room with links to the private garden behind. The first floor has an incredible landing, with direct access to the four light bedrooms, a beautifully finished and spacious family bathroom and a second bathroom at the rear of the house. The former Coach House is a short walk from the main house, providing excellent ground-floor storage/garage and full-length open plan first-floor space. The building has the potential to add additional accommodation if needed. Attached is the former stables that now provide a home office/studio/bedroom five with bathroom and WC.

GARDENS AND GROUNDS

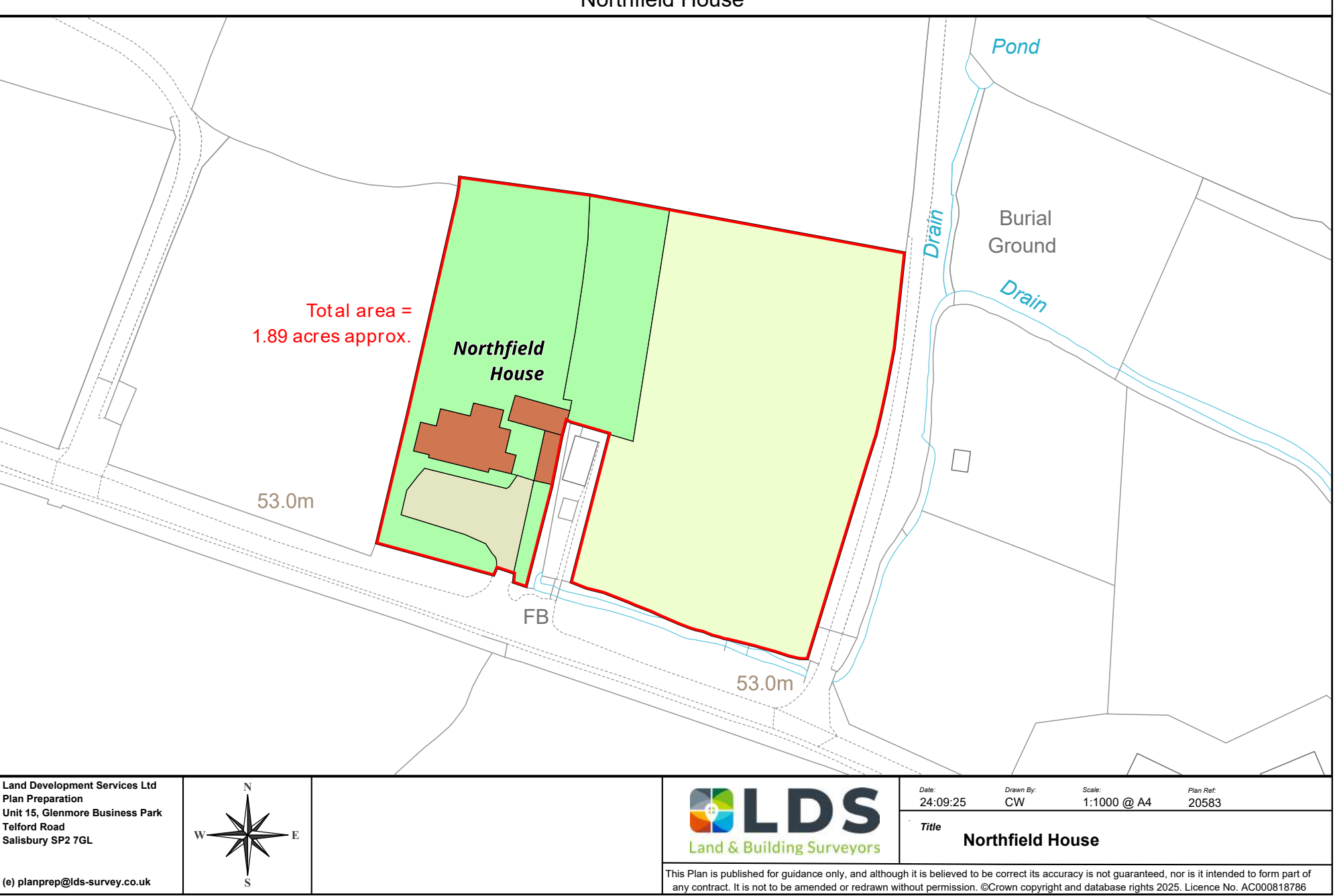
Extensive gravel parking in the front of the house under a magnificent yew tree. To the rear is a stunning semi-walled formal garden with mature borders and a fine lawn. It flows through to a vegetable garden, orchard, and paddock with wonderful trees and separate road access.





SITUATION

East Tytherton is an unspoilt village in the Dauntsey Vale, a short distance from the historic market towns of Chippenham and Calne, which have an excellent range of shops and services for everyday needs, with wider choices in nearby Marlborough and Cirencester. The regional centres of Bath, Bristol, Swindon and Cheltenham are within daily commuting distance. Mainline station at Chippenham (London Paddington, approx 70 minutes) is about 3 miles away, and the M4 (Jct 17) is an easy 4 miles drive away, linking the M5 at Bristol. Education opportunities are exceptional with St Margaret's and St Mary's Calne, Pinewood and Marlborough College, to name a few. There are many sporting opportunities in the region, including walking, riding, cycling, hunting with the Duke of Beaufort's, horse racing at Bath, Newbury and Cheltenham; Golf at Bowwood, Castlecombe and Marlborough; motorsport at Castlecombe and premiership rugby at Bath and Bristol.





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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)

