



📍 Hawkeswell Lodge Little Cheverell, Wiltshire, SN10 4JL

🔗 Guide Price £1,375,000

LAKESIDE LIVING - A MODERN COUNTRY HOUSE IN A SPECTACULAR POSITION ON THE NORTHERN FRINGES OF SALISBURY PLAIN WITH LAKES, WOODLAND AND Paddock.

- Outstanding Gardens And Grounds
- Two Lakes With Woodland Verges
- Immaculate Five Bedroom House
- Three Reception Rooms
- Garaging And Car Port For Four Cars
- Ample Parking
- Great Potential To Extend The Present Layout
- Superb Primary And Secondary Schools Closeby
- About 8.3 Acres

🏠 Freehold

📊 EPC Rating D



This is a splendid country property; a large comfortable house with origins dating back over a hundred years when it was originally built as a lodge for Hawkeswell House. Now considerably enlarged, this inviting home offers a perfectly balanced layout with three reception rooms arranged around a fine entrance hall; complemented by five bedrooms on the first floor. The beautiful kitchen/breakfast room has limestone flooring, an AGA range, and bespoke units in oak with granite worktops. The house has a commanding position in the grounds and the principal rooms have outstanding views over the lakes and woodlands. There is huge potential to enlarge the house further (subject to the relevant consents).

The grounds provide a remarkable setting for the house; a sweeping driveway passes a delightful rose garden and leads up to garaging for four cars - a double garage plus store to the side and a separate double carport. A large sun terrace by the house is the ideal place for al fresco eating and entertaining and opens on to a good sized lawn.

The lakes which are divided by a grassy bank, the paddocks and woodland beyond have all provided great fun for the family in the 40 years of ownership- from fishing to various water sports. From the top paddock there are unrivalled views towards Salisbury Plain.

Situation

Hawkeswell Lodge is located in a very private position close to the church, on the south side of Little Cheverell, a sought after Wiltshire village at the foot of the northern slopes of Salisbury Plain. Neighbouring Great Cheverell has a thriving community and provides a general store/post office, a public house, Primary school, nursery and garage. Lavington Comprehensive School and the renowned Dauntsey's public school can be found just up the road. The historic market town of Devizes is some 5 miles distant with a comprehensive range of facilities including Town centre shopping, a leisure centre with swimming pool, museum, theatre and thriving weekly market. The major centres of Bath, Swindon, and Salisbury together with the country towns of Trowbridge, Chippenham and Marlborough are all within a 30 mile radius.

Communications in the area are excellent with main line rail services to London Paddington from Chippenham, Pewsey and Westbury. The M3 to the south (A303) and the M4 to the north provide fast road access to London and the West Country along with Heathrow and Gatwick airports.

Property Information

Tenure: Freehold.

Location: Conservation Area.

Services: Mains water, electricity & drainage. Oil fired central heating (Kidd boiler). Solar PV panels.

Council Tax: Band E

In all about 8.3 acres



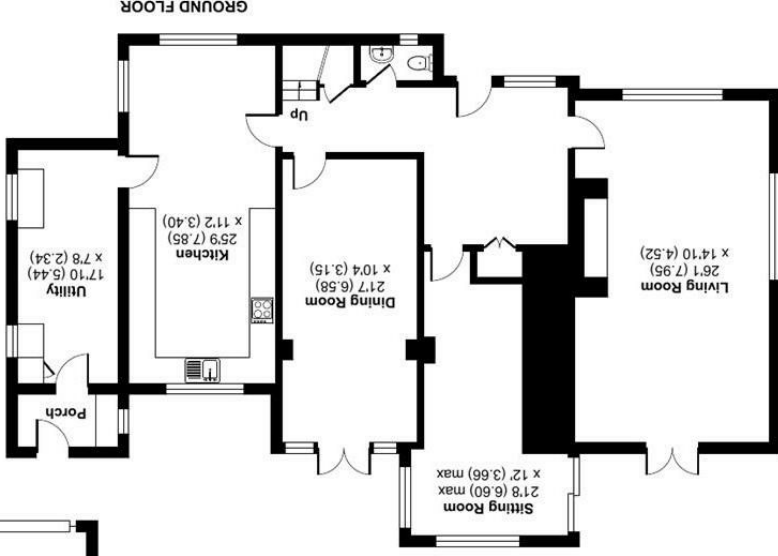
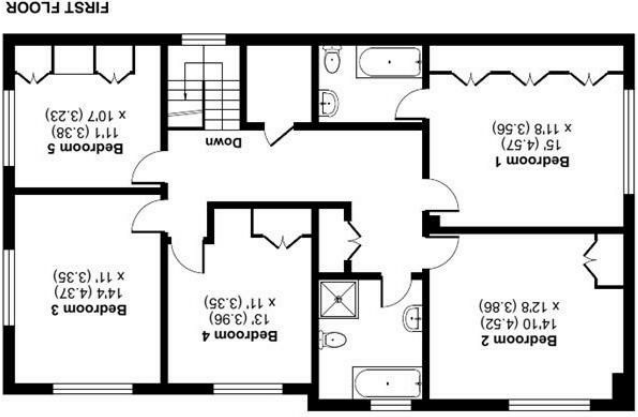
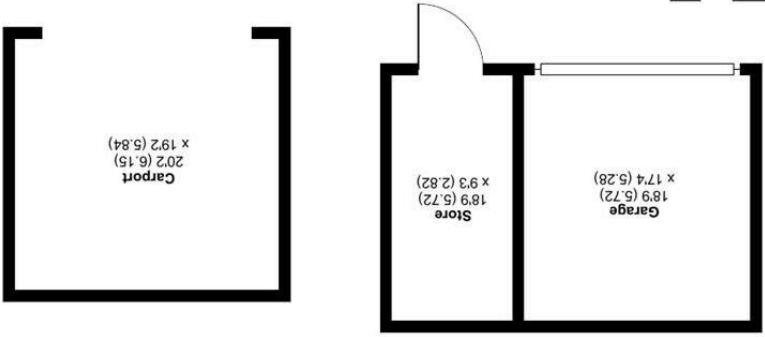
Little Cheverell, Devizes, SN10

Approximate Area = 3148 sq ft / 292.4 sq m (includes garage & excludes carport)

Store = 173 sq ft / 16.0 sq m

Total = 3321 sq ft / 308.5 sq m

For identification only - Not to scale



Certified Property Measurer
RICS
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2023.

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