

# Nr Devizes

## Wiltshire







GEORGIAN SPLENDOUR

ROUNDWAY HOUSE  
ROUNDWAY PARK  
DEVIZES  
WILTSHIRE  
SN10 2EG

- A Fine Country House - Part of the Former Courtyard of a Palladian Mansion
- Spectacular Parkland Setting Approached Over A Long Private Drive
- Wonderful Walled Garden, Outdoor Swimming Pool
- Five Bedrooms, Three Reception Rooms. Two Bedroom Annexe
- Outbuildings Including Garaging, Stabling and a Hay Barn
- Paddocks
- In All About 28.5 acres
- Some Scope For Redevelopment (subject to any necessary consents)
- No Onward Chain

**Offers In Excess Of £1.5m**



## DESCRIPTION

This remarkable country house that is steeped in history, is the larger portion of all that remains of a Georgian mansion known as 'New Park,' that was built in 1770s to a neoclassical style but partially demolished in the 1950s. The owners at that time created a new home, skilfully converting the former coach house into the handsome building that stands today. The alterations worked well internally too with rooms of generous proportion enhanced by good natural light and genuine period detailing – part of the staircase, for example, came from the original house. The current owners have lived at Roundway House since the 1970s; testament enough to this incredible period home, which stands in 28 acres or so of glorious parkland, as it is offered for sale for the first time for about fifty years – the house and outbuildings now require a programme of sympathetic renovation. Externally, the incredible parklike grounds- the high ambition of landscape designer Humphry Repton at the time, include dramatic views over the surrounding countryside, providing a wonderful, pastoral setting on the very outskirts of the town. Stabling and a hay barn provide useful additional outbuildings.

The house is approached over a long private drive with fields either side leading up to the carriage arch between this and the neighbouring house; once the entrance to 'one of the finest country seats in Wiltshire,' designed by the prestigious architect James Wyatt.

## SITUATION

Although Roundway House is in a rural setting, it is less than a mile from Devizes' town centre. The house is a stone's throw from the Wessex Ridgeway, the Millennium White Horse and the North Wessex Downs National Landscape. Devizes, which can be reached on foot via Quaker's Walk, has many amenities including a bustling Market Place, a leisure centre, various supermarkets, a variety of shops, a cinema (currently being renovated), a theatre and a thriving weekly market. Private local schools include Dauntsey's School, Marlborough College and St Mary's Calne. The historic Kennet & Avon Canal runs through the town providing fishing and walking amenities. The major centres of Bath, Salisbury, Swindon, and Bristol are all within easy motoring distance. Junction 17 of the M4 motorway lies about 17 miles to the north with the M3 motorway via the A303 to the south. Mainline railway services to London Paddington are available in Pewsey, Chippenham and Westbury, and also from Andover to Waterloo.

## PROPERTY INFORMATION

Tenure: Freehold

Services: Combination of oil-fired central heating plus electric heating. Mains water and electricity. Private drainage via a shared septic tank with the adjoining home.

Local Authority: Wiltshire Council

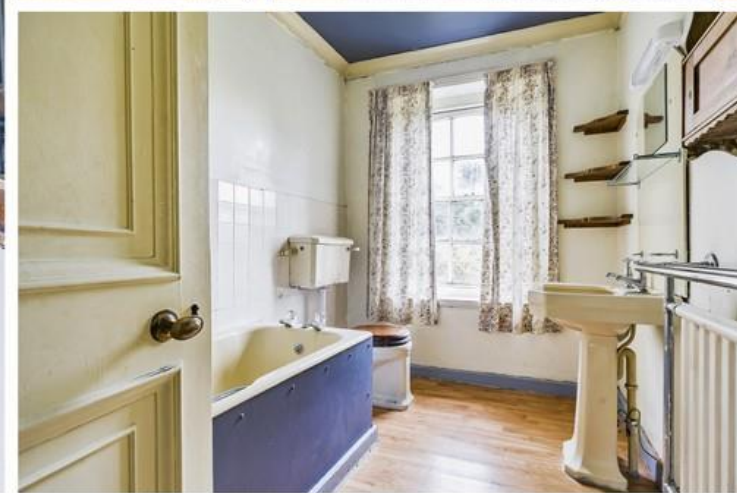
EPC Rating: E / Council Tax: Band H

Grade II Listed

A book, 'The Forgotten Country House' has been published providing a fascinating history of Roundway Park.









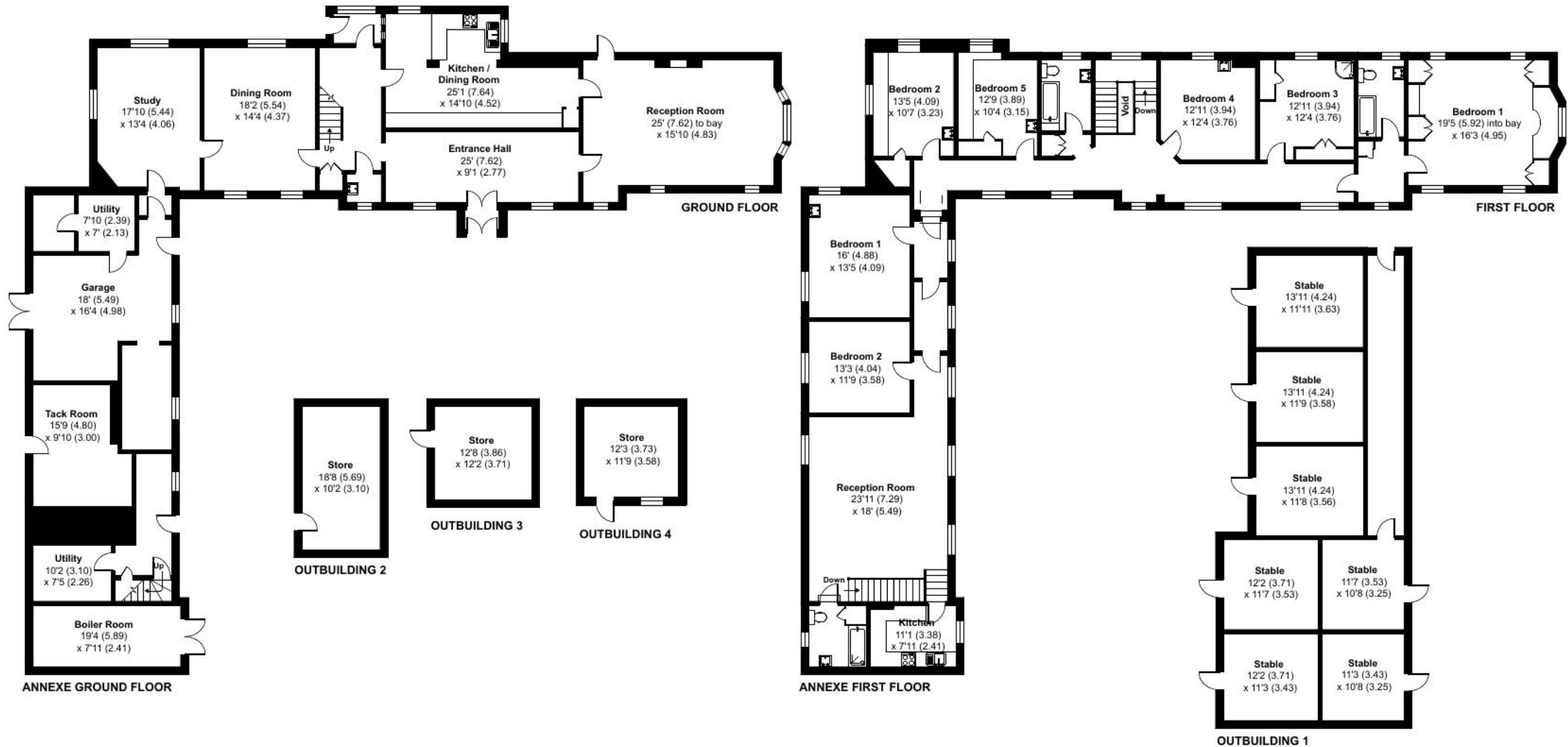


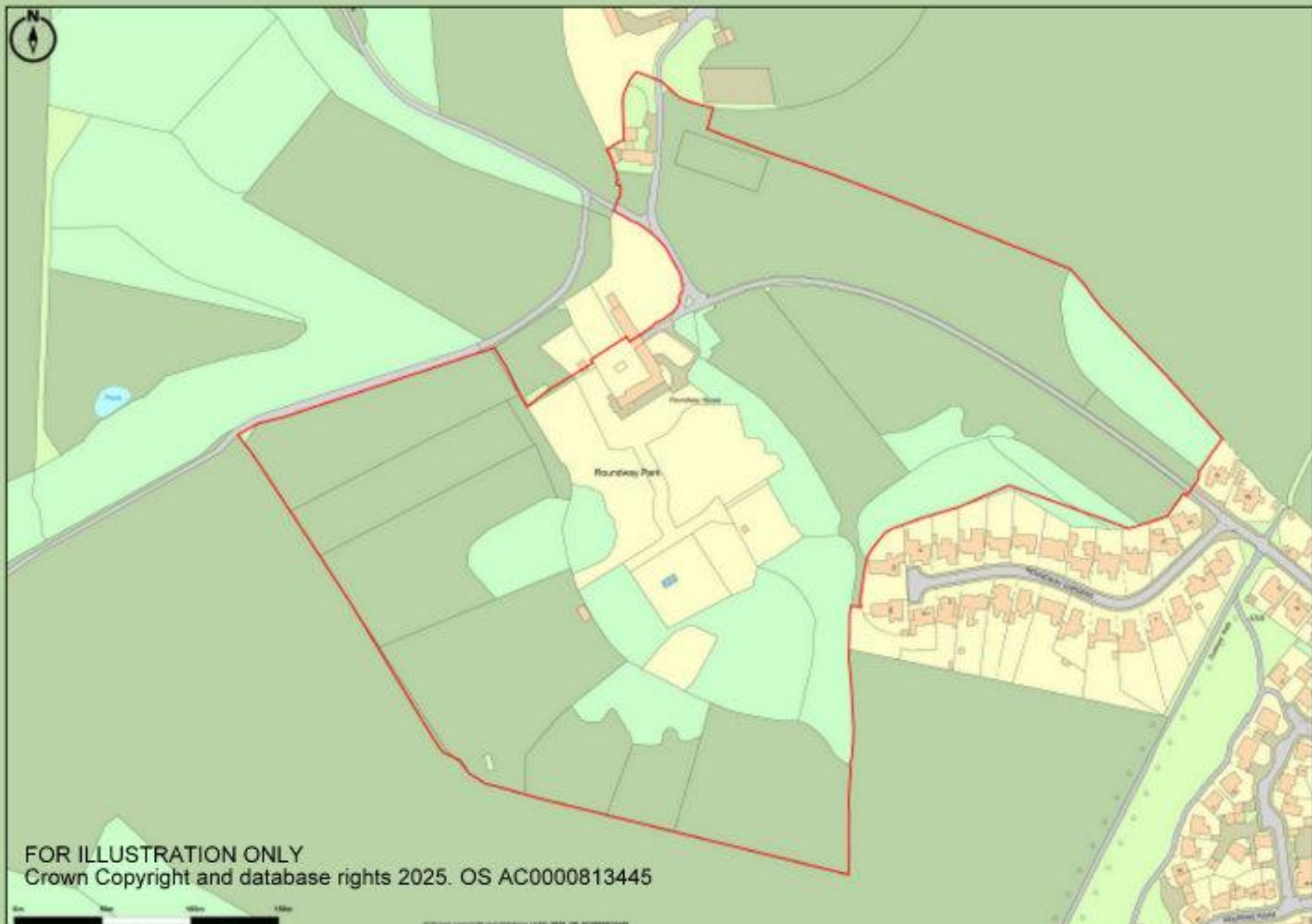


# Roundway Park, Devizes, SN10

Approximate Area = 3798 sq ft / 352.8 sq m  
Annexe = 1283 sq ft / 119.1 sq m (includes garage)  
Outbuilding = 2094 sq ft / 194.5 sq m  
Total = 7175 sq ft / 666.5 sq m

For identification only - Not to scale





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