

# Bromham

## Wiltshire

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A highly individual and characterful country house in a commanding position with outstanding views.

# SANDRIDGE TOWER SANDRIDGE HILL BROMHAM CHIPPENHAM WILTSHIRE SN15 2FQ

- Unique Grade II Listed Period Home in a Very Private Setting
- Six Bedrooms in Total
- Excellent Living Space with Views
- 21ft Refitted Kitchen/Breakfast Room
- Four Stylish Shower Rooms and a Beautiful Family Bathroom
- Outside Garden Room/Studio with Log Burner
- Private Drive and Ample Parking
- Established Gardens, Orchard, Small Paddock and Woodland
- Wonderful Countryside Walks on the Doorstep
- In all circa 1.36 Acres

Guide Price £1.195m





## DESCRIPTION

Sandridge Tower is a fine country home which has been skilfully created around a Victorian folly; an impressive, battlemented tower which stands proudly at the top of a woodland escarpment with far-reaching, 360° views over the Wiltshire countryside. The tower itself dates from about 1840 and it is said to have been a former hunting lodge for the Sandridge Estate. It was converted into a residential dwelling in the 1970s at which time the ground floor accommodation was added. This standalone property now beautifully combines period features with modern day comforts including four stylish en suite shower rooms and a dual aspect luxurious family bathroom. Successfully run as a boutique B&B for a number of years, the current bedroom to bathroom ratio works extremely well for anyone wishing to run it as a business opportunity - bedrooms 4, 5 and 6 are set up as self-contained units (although these could be incorporated within the main house). A large kitchen, with reclaimed floorboards and natural stone worktops, is complemented by three generous receptions including an octagonal dining room at the base of the tower; two further bedrooms and a bathroom occupy one floor each in the tower above.

Outside, a tree lined driveway leads up to the front of the property. There is ample parking and to one side there is a charming Garden Room/Studio with a log burning stove. The grounds are a delight with productive raised beds and a greenhouse, a wild flower meadow, an orchard with apple and pear trees, and a small level paddock. A private seating area with rose blossom and hydrangeas has been created beside the house, set under a handmade pergola. Behind the property, woodland extends down the slope to the ruins of a small gamekeeper's cottage.

## SITUATION

This wonderful and unique home is located in a very private position on the edge of the popular village of Bromham; between the market towns of Devizes, Chippenham and Melksham. Local amenities in Bromham itself include a butcher/village store, a farm shop, a primary school, St Nicholas Church and a noted inn called The Greyhound. The larger centres of Bath and Swindon are all within easy motoring distance. Main line rail services are excellent with train services to London Paddington from Chippenham, Pewsey and Westbury, whilst the M3/4 provides easy access to the motorway network and to Heathrow and Gatwick airports. There are highly regarded private and comprehensive schooling for all ages in the area including Dauntsey's School, Marlborough College and St Mary's in Calne.

## PROPERTY INFORMATION

Services: Mains water and electricity are connected. Wood pellet biomass boiler provides the central heating, private drainage (septic tank).

EPC Rating: E / Tenure: Freehold / Local Authority is Wiltshire Council & Tax Band: G

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# Sandridge Tower

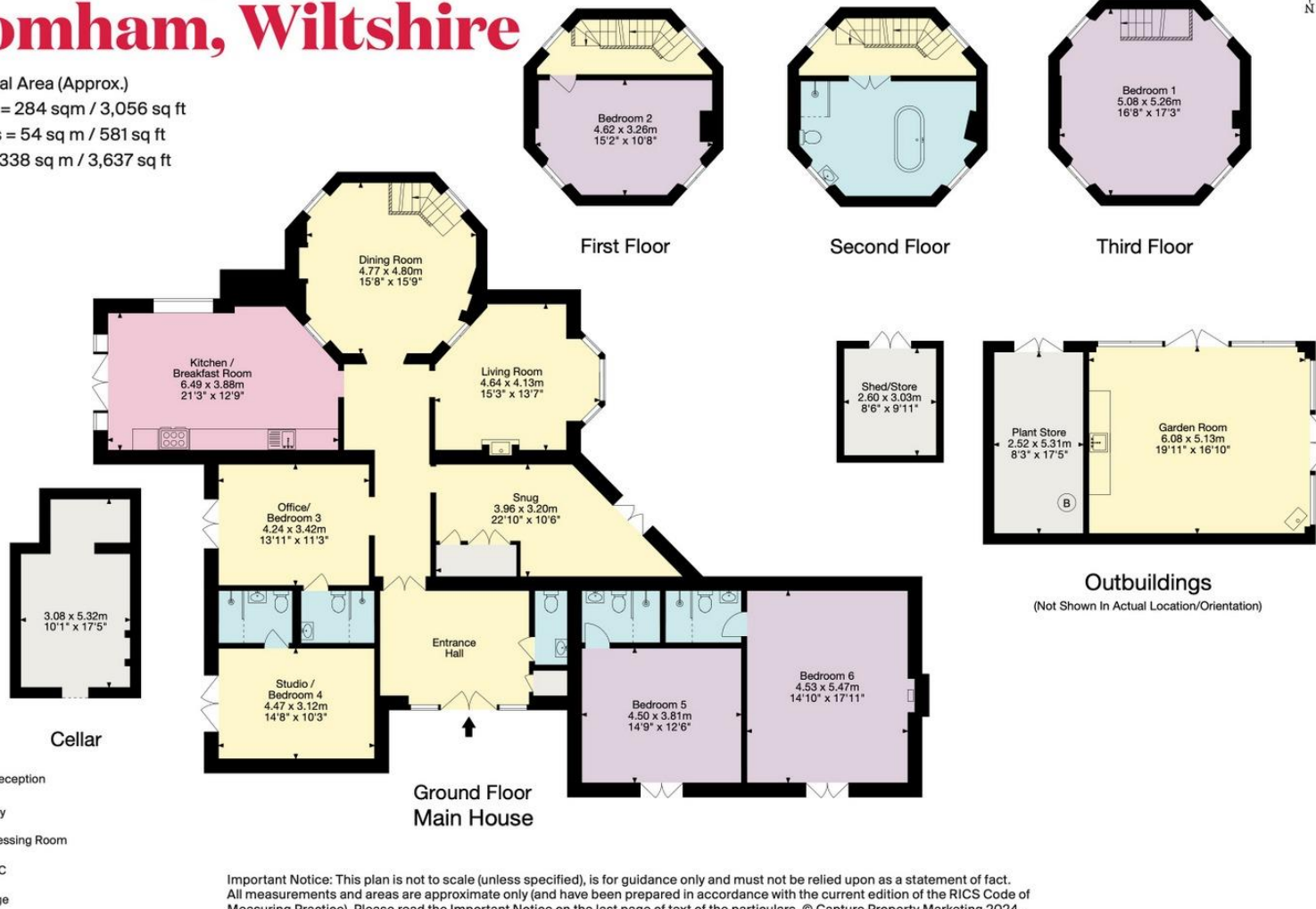
## Bromham, Wiltshire

Gross Internal Area (Approx.)

Main House = 284 sqm / 3,056 sq ft

Outbuildings = 54 sq m / 581 sq ft

Total Area = 338 sq m / 3,637 sq ft



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