

BROUGHTON GIFFORD WILTSHIRE





TWENTIETH CENTURY CHIC -
A HIGHLY INDIVIDUAL VILLAGE HOME
IN A TRULY LOVELY SETTING

BISHOP'S SEAT
THE STREET
BROUGHTON GIFFORD
MELKSHAM
WILTSHIRE
SN12 8PR

- Unique Character and Style with Privacy and Seclusion
 - Beautifully Landscaped Grounds with Tennis Court
 - Over 4800 ft² Seven Bedrooms, Five Bathrooms
 - Open Vaulted Living Space in Three Reception Rooms
 - Potential for Subdivision or Multi-Generational Living
 - Double Garage, Two Driveways and Ample Parking
 - Sought After Location In Village Conservation Area
 - About 1.5 Acres
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DESCRIPTION

In the 19th century Bishop's Seat was a barn for making hemp rope. A local farmer, Mr Bishop, built a cottage near the barn for his retirement in 1956 and named the property after himself. In 1980 the present owners renovated the barn into a highly individual dwelling and extended it to join the cottage. This established a secluded U-shaped home with high vaulted ceilings extensive wood cladding and an open plan feel, giving it unique character. There is a sauna and three of the bedrooms have ensuite loft bathrooms. The cottage, though now physically joined to the main building, can function as an independent annexe for guest accommodation or multi-generational living, with its own driveway and garage. The grounds are a delight of extensive lawns, wild areas, ponds, a "secret" walled garden and a woodland backdrop, plus a large south-facing kitchen terrace and a hard-surface tennis court. The double garage forms part of the main building, and there is space in the grounds for parking at least 10 cars..

SITUATION

Broughton Gifford is an historic and picturesque North Wiltshire village that is surrounded by open countryside and mentioned in the Domesday Book. There is a thriving village community with two pubs and a popular primary school along with a common with a cricket pitch and roaming sheep that hosts one of the most spectacular fireworks displays in the area. A wide range of amenities is available in nearby Melksham (approx 2 miles west) and the market town of Bradford on Avon (approx 4 miles away). The city of Bath is some 11 miles away and is a World Heritage Site renowned for its Roman heritage and Georgian architecture and wide range of cultural, business, shopping and leisure amenities. Communications are excellent with the nearby station at Chippenham (8 miles) offering a direct train service to London Paddington (journey time approx 70 mins) and Bristol Temple Meads (journey time approx 30 mins). Junction 16 of the M4 is 12 miles north, and Bristol International Airport some 32 miles west.

PROPERTY INFORMATION

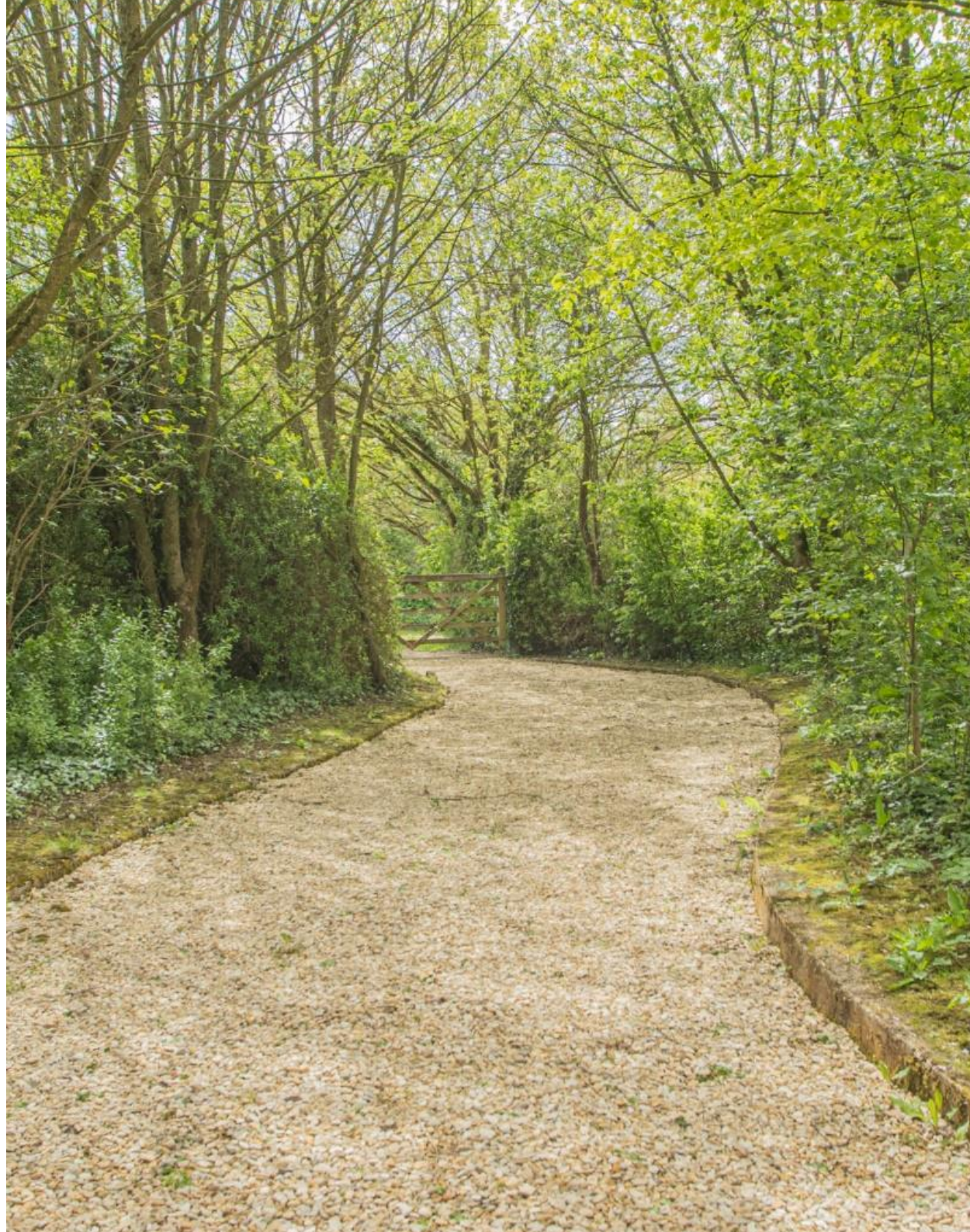
Tenure: Freehold

Local Authority: Wiltshire Council

Services: water, electricity and drainage.

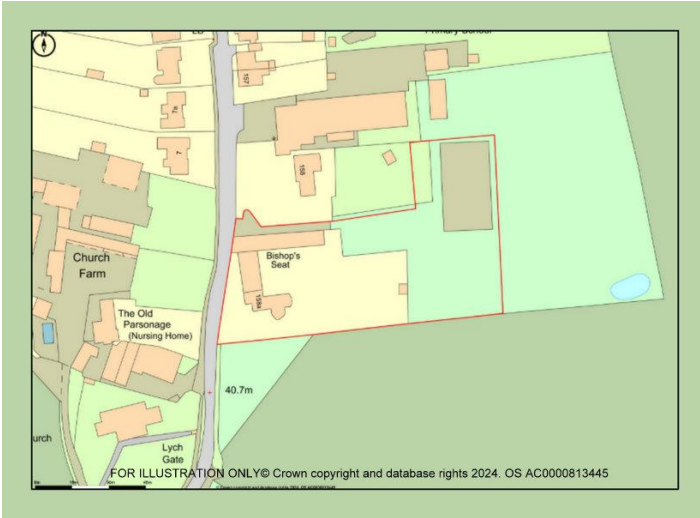
Council Tax: band

EPC rating: G





Site plan



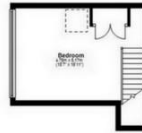
GROUND FLOOR

approx 357.4 sqm (3846.5 sqft)



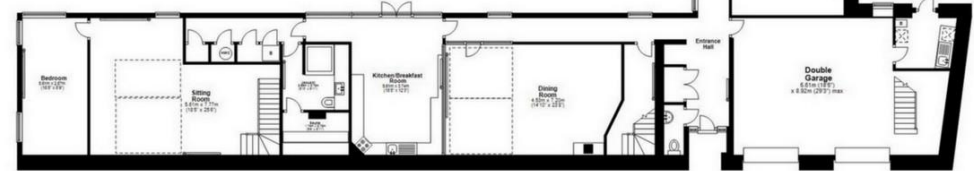
FIRST FLOOR

approx 93.5 sqm (1006.2 sqft)



FOR ILLUSTRATION ONLY

Total approx 450.8 sqm (4852.7 sqft)
Garages approx 44.2 sqm (476.1 sqft)



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