

LACOCK

Wiltshire



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A VILLAGE DELIGHT

DYERS LEAZE
CANTAX HILL
LACOCK
CHIPPENHAM
WILTSHIRE
SN15 2JZ

- Individuality, Character and Space
- Beautiful Private Setting in Historic Village
- Five Bedrooms, Four Bathrooms (three en-suite)
- Four Reception Rooms, Kitchen, Utility and Conservatory
- Lovely Gardens and Paddock
- Garaging with Office/Studio above, Ample Parking
- One of the Few Privately Owned Houses in The Village
- Just Over Two Acres in All



DESCRIPTION

Echoing the style and character of a traditional Cotswold house, Dyers Leaze was built in the 1930s; its name possibly derived from Lacock's association with the wool trade. It is one of a small number of privately owned houses in the village since the majority are owned by the National Trust which acquired Lacock in 1944 and has since maintained its unique, historic character. The interior complements the handsome natural stone façade with generous, beautifully presented accommodation arranged around a welcoming entrance hall. There are five bedrooms, three en-suite, and four reception rooms – the dining room opening into a superb kitchen with an Aga range and French doors onto the garden. Outside the house is set back from the village lane behind a gated drive which leads up to the front of the house and provides ample space for parking. There is a detached garage with an outside staircase to a loft studio/office above, together with a workshop and useful garden stores. The gardens are a delight, extending to nearly half an acre they are well established with expansive lawns and well stocked borders. There are private terraces by the house, which at the rear, overlook the adjoining paddock; the whole provides a most attractive setting and extends to just over two acres

SITUATION

Dyers Leaze occupies a prime position close to the centre of the National Trust village of Lacock; in a very private setting just a short walk from the Abbey and the visual delight that the village provides. The village is well located within easy reach of the city of Bath and the neighbouring market towns of Melksham, Corsham and Chippenham, each providing comprehensive shopping facilities and amenities, schooling for all ages etc.; the village has a Church, a primary school, various public houses and local stores. Communications are excellent with fast road access via the A350 and M4 to the major employment centres of Bristol and Swindon, together with London and the West Country. There are mainline rail services from Chippenham – Paddington about 70 minutes. There is a good choice of state and private schooling in the area and those with an interest in country pursuits are well catered for in the region.

PROPERTY INFORMATION

Tenure: Freehold

Local Authority: Wiltshire Council

Services: We understand that all mains services are connected. Gas fired central heating

Council Tax: band H

EPC rating: C

The property is in the village Conservation Area





Dyers Leaze, Cantax Hill, Lacock, Chippenham, SN15

Approximate Area = 3040 sq ft / 282.4 sq m

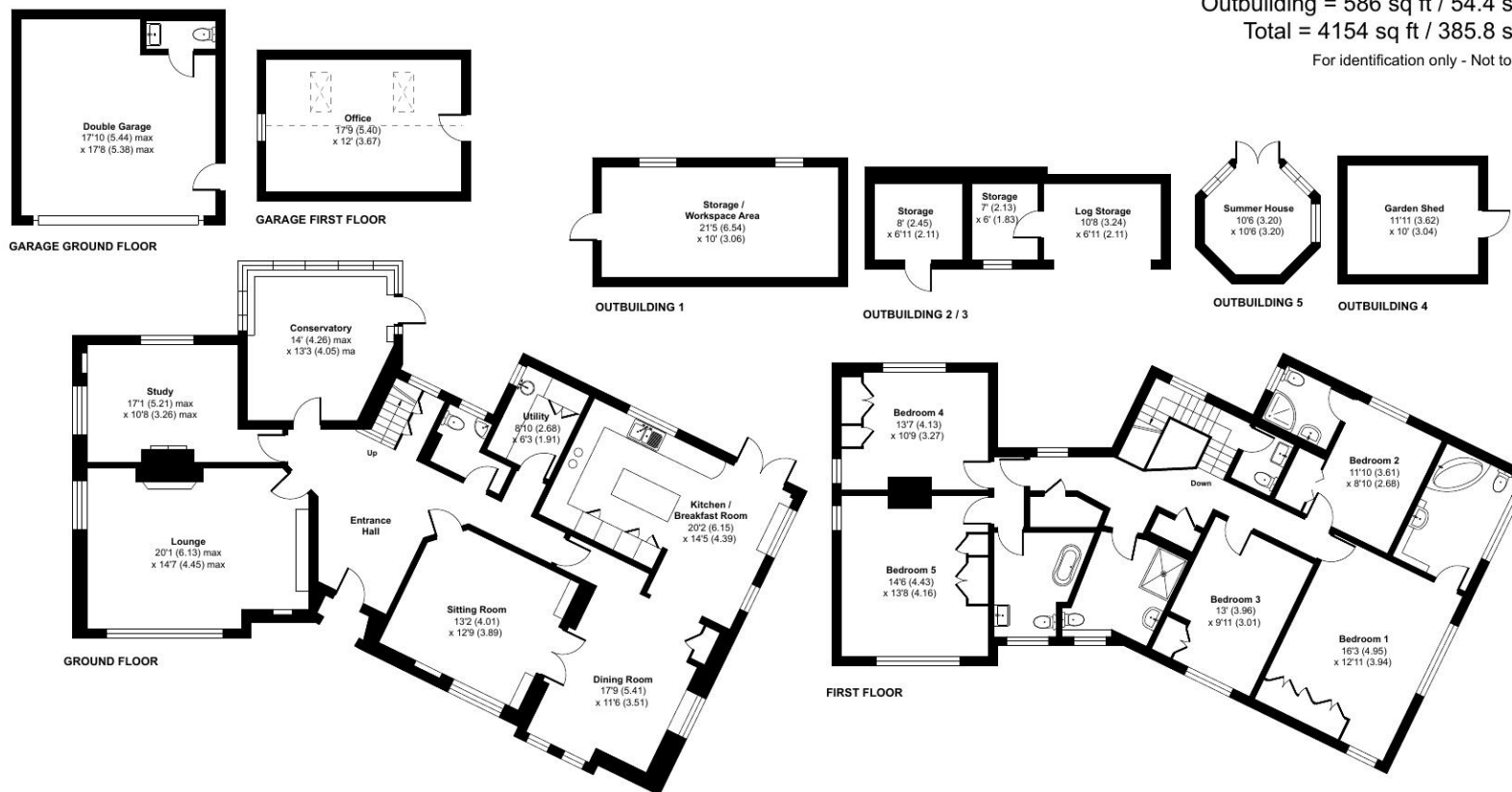
Limited Use Area(s) = 106 sq ft / 9.8 sq m

Garage = 422 sq ft / 39.2 sq m

Outbuilding = 586 sq ft / 54.4 sq m

Total = 4154 sq ft / 385.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Strakers. REF: 1333199

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