



The Paddock  
Cherhill, Wiltshire



# The Paddock

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A charming period property in a beautiful setting  
close to the Lansdowne Monument.

Entrance hall | Dining room/music room | Sitting room | Garden room | Study | Snug | Kitchen/breakfast room | Utility and laundry room | Cloakroom

Five bedrooms | Shower room | Family bathroom and separate W.C.

Delightful wrap-around garden with Garage | Summer House | Store and Toolshed

In all, about 0.3 acres.

Calne 2.3 miles, Marlborough 11 miles, Chippenham 9.6 miles (London Paddington 70 minutes),  
Hungerford 21 miles (London Paddington 60 minutes), M4 J16 14 miles  
(Distances and times approximate)



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## Wiltshire

The Paddock is situated in the heart of Cherhill, about 2.3 miles east of Calne and within a Conservation Area. The prominent Lansdowne Monument, also known as the Cherhill Monument, is nearby.

The village has a church, village hall, primary school and a cricket club.

Communications are excellent, with trains from Hungerford and Chippenham taking about 60 and 70 minutes, respectively. Junction 16 of the M4 near Swindon is about 14 miles to the north.

Many popular state and independent schools in the area include Dauntseys, St Marys and St Margarets in Calne, Pinewood and Marlborough College.

## For Sale Freehold

The Paddock has a spacious and welcoming entrance hall that leads to various rooms on the ground floor.

The double-aspect sitting room is bright, with high ceilings and a fireplace.

The dining room/music room has wooden flooring and French doors leading to the garden patio.

The garden room's wrap-around windows and glass ceiling provide beautiful garden views.

The kitchen/breakfast room is a long, double-aspect room with a larder.

The utility and laundry room extension is convenient and perfect for storing boots and accommodating pets. There is a downstairs cloakroom and access to the garden.





Additionally, a snug and separate study offers a peaceful working space.

On the first floor is a split landing and four spacious double bedrooms, two double-aspect.

There is also a smaller bedroom currently used as a second study.

The first floor includes a separate W.C., a family bathroom with a sink, bath, and shower, and a shower room with a sink and airing cupboard.

The second floor features a large attic with good ceiling height, offering the potential for conversion into extra living space, subject to planning permission.

## Outside

The property is in the village's centre, with a private driveway accessed through large wooden gates.

The wrap-around garden includes seating areas, summer house, two patios, established flowerbeds, and lawns. There is a single garage with wooden doors, a workbench, and a garden shed for storage.

The garden features seven apple trees, a Quince tree, and Plum trees, and the additional garden space acquired in 1991 includes more fruit trees and a vegetable garden.

## Accommodation

See floor plans.

## Services

Mains electricity, water and drainage.  
Oil heating.



## Fixtures and Fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

## Local Authority

Wiltshire Council: 0300 4560100

## Council Tax

Band F

## EPC Rating

Band E

## Post Code

SN11 8UR

## Directions

What3words: ///thrones.waltzed.glad

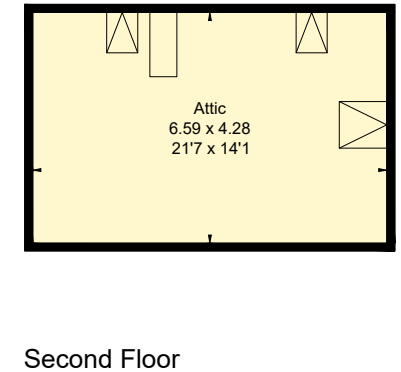
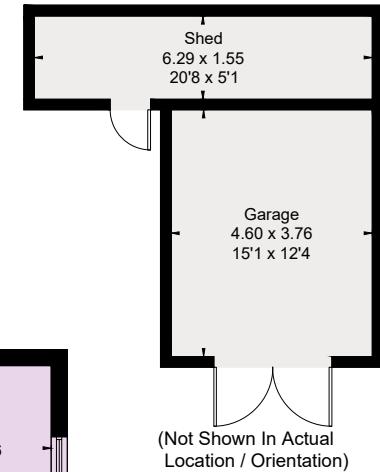
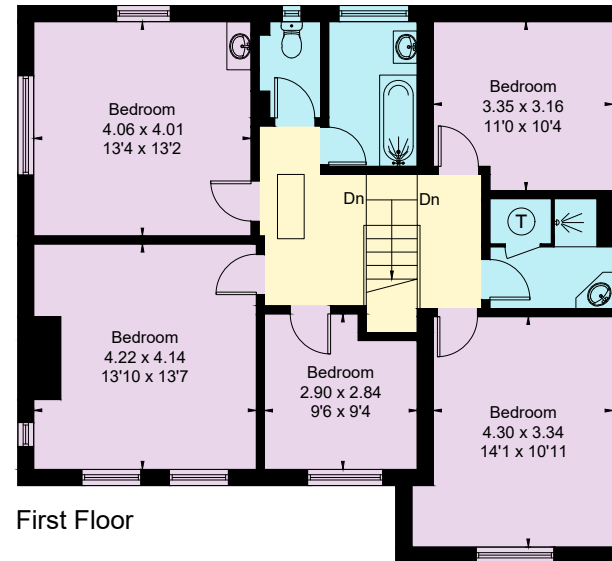
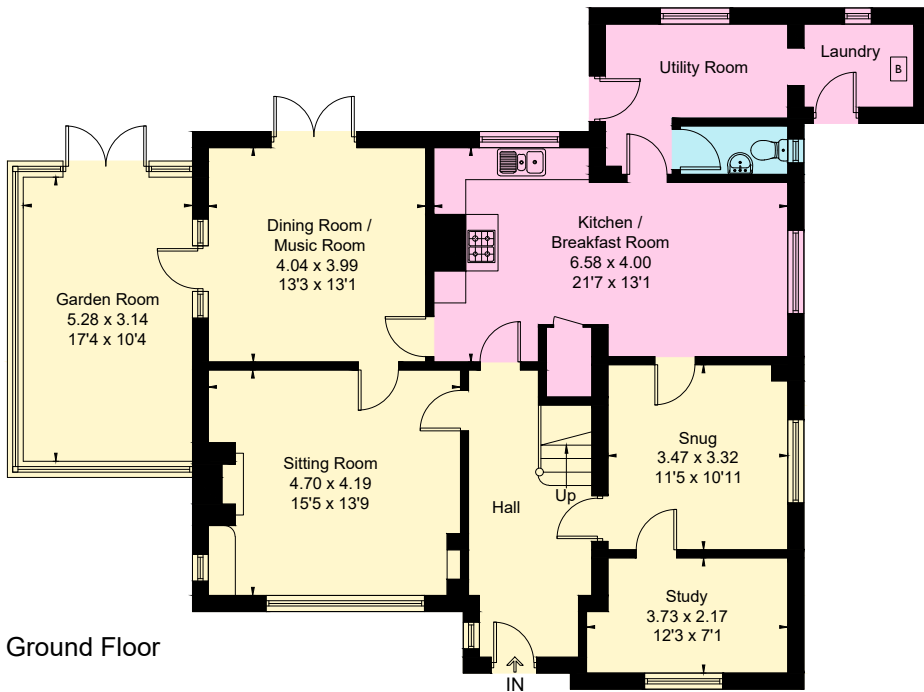
## Viewing

Viewing by prior appointment only with Knight Frank. Tel: 01488 682726.



**Approximate Area = 253.8 sq m / 2,732 sq ft**  
**Garage = 17.2 sq m / 185 sq ft**  
**Total = 271.0 sq m / 2,917 sq ft (Including Attic / Excluding Shed)**  
**Including Limited Use Area (1.5 sq m / 16 sq ft)**

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars



**Connecting people & property, perfectly.**

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>. Particulars dated July 2023. Photographs and videos dated July 2023. Reference: FM/HNG12391149. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

