



## CHURCH MILL HOUSE

Chirton, Wiltshire





# A CHARMING FAMILY HOUSE SITUATED IN A PRIVATE, RURAL SETTING AND SURROUNDED BY ITS OWN LAND.

Church Mill House is a substantial home, well placed for good schools and communications.



Local Authority: Wiltshire Council

Council Tax: Band G

Postcode: SN10 3QX

What3words: [///actual.blueberry.printout](#)

Services: Mains electricity, LPG heating and private treatment plant. Private water via a borehole.



# LOCATION

Church Mill House is an impressive family home situated in a wonderfully peaceful, rural location on the edge of Chirton, a popular Pewsey Vale village within an Area of Outstanding Natural Beauty. The village and nearby Marden have a primary school, church and public house, The Millstream. More comprehensive shopping and recreational facilities can be found in the bustling market towns of Devizes and Marlborough. There are many well-regarded state and independent schools in the area including Devizes School, Dauntsey's, Marlborough College, St Marys in Calne, Stonar and St Francis. Communications are excellent with Pewsey Station providing direct trains to London Paddington from 60 minutes. Junction 15 of the M4 is about 22 miles away.

**Distances:** Devizes 7 miles, Pewsey 8.5 miles (Paddington from 60 minutes), Marlborough 13 miles, Hungerford 22 miles, Salisbury 23 miles (All distances and times are approximate).













# THE PROPERTY

Church Mill House is located on a no-through lane and is believed to date from the 17th century with later Victorian additions. The property sits in about 15.36 acres.

The house has enormous character and charm with light and versatile accommodation including a fantastic kitchen with granite worksurfaces, AGA and pantry which leads into an exceptional breakfast room/family room.

There is an impressive dining room with vaulted ceiling, galleried landing and original fireplace with former bread oven which leads into an attractive drawing room with exposed beams and woodburning stove. There is a study and family room (potential further bedroom) and an orangery, currently used as a utility room.

On the first floor there is a principal bedroom with shower room and dressing room, a guest bedroom with shower room, two further bedrooms and a family bathroom and an office area.





A drive from the lane leads to the house with ample parking.

Planning permission has been granted for a triple bay garage (in perpetuity) and consent was granted in 2024 for the 'demolition of existing outbuilding and reconstruction to form Artists Studio and associated works'.

The beautiful gardens are incredibly secluded and include a productive orchard with apple, cherry and pear as well as a range of sheds and storage.

A bridge over a meandering stream leads to a magnificent watermeadow of about 6 acres, which attracts an abundance of wildlife and provides ideal summer grazing. Alongside the lane, as you approach the property, is a fenced paddock of about 7.5 acres. It has a gated access at the bottom of the land and can also be accessed through the meadow. A footpath crosses part of the field.

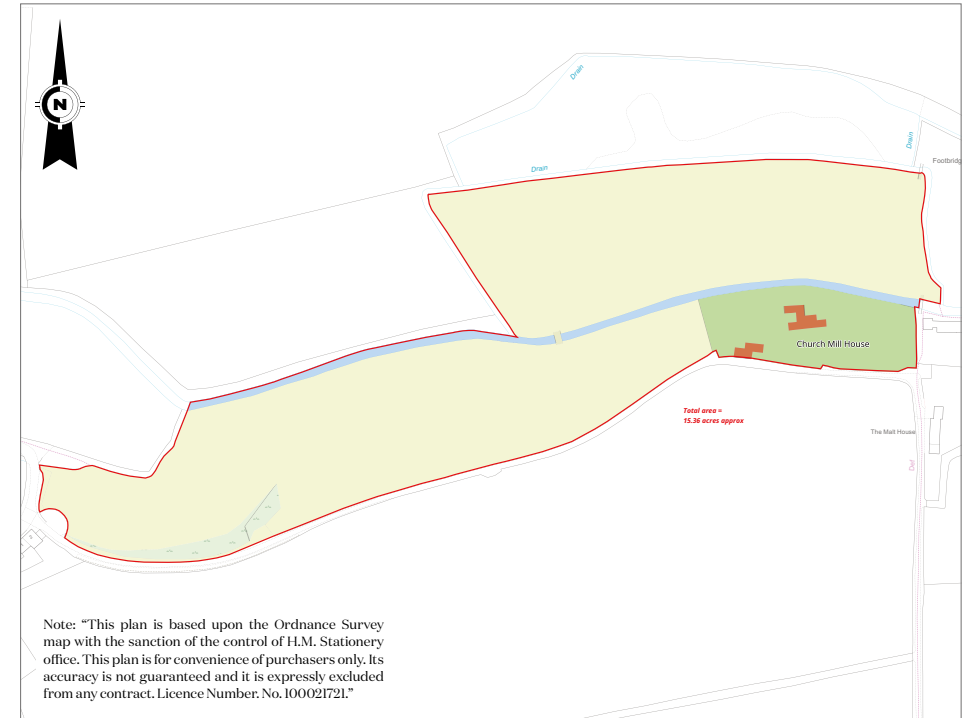
Please note the cabin in the watermeadow is excluded from the sale.











## PROPERTY INFORMATION

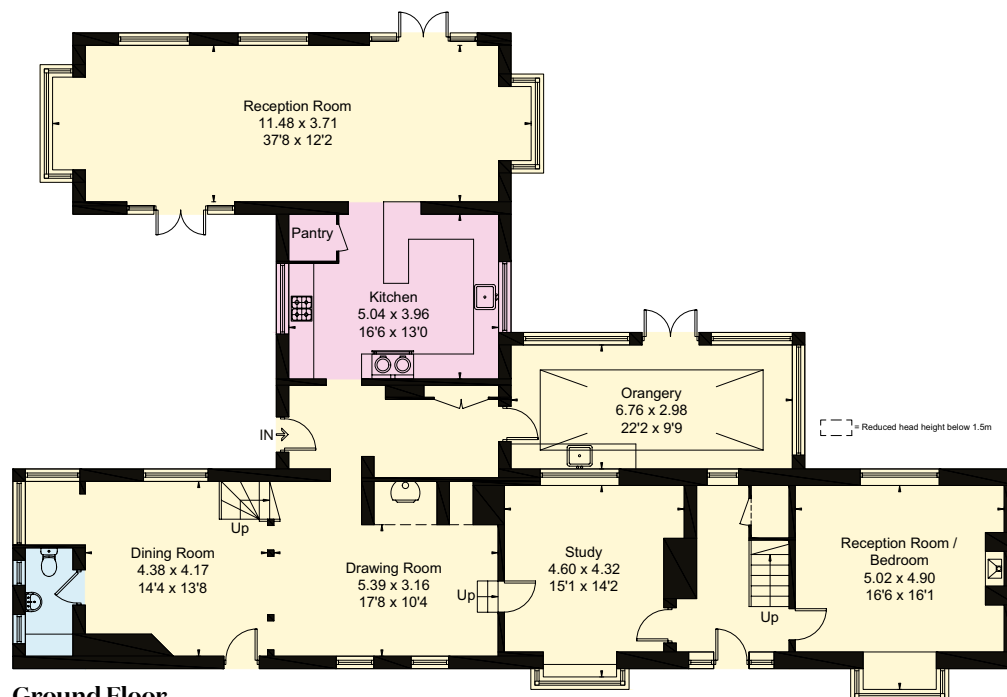
**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Viewing by prior appointment only with the agents.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor

Approximate Gross Internal Area = 336.5 sq m / 3622 sq ft  
(Excluding Void / Sheds / Open Storage)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

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