



# THE MANOR HOUSE

Chiseldon, Wiltshire





# AN ATTRACTIVE GRADE II LISTED FAMILY HOUSE WELL PLACED FOR EXCELLENT COMMUNICATIONS AND SCHOOLS

The Manor House is a charming village house with versatile accommodation including a flat and sitting in private grounds of about 1.40 acres

		
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		EPC
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Local Authority: Swindon Council  
Council Tax: Band G  
Services: Mains water, electricity, gas and drainage. Gas heating.  
Postcode: SN4 0LN  
what3words: ///myself.filed.orchestra





## THE PROPERTY

The Manor House is a classical Grade II Listed family house believed to date from 1715. It has well-proportioned reception rooms with high ceilings and large windows which enjoy wonderful views over the mature gardens. There are two double-aspect reception rooms with fireplaces (gas in the dining room) and sash windows. The kitchen/breakfast room has an Aga and doors onto a secluded terrace and private courtyard. There is a family room with wood-burning stove and adjacent garden room. There are many period features throughout the property including original fireplaces and cornicing.

Planning permission has been granted for the erection of an office/games room (planning number S/11/1717). The footings have already been laid by the previous owners keeping the planning permission alive in perpetuity.

Electric gates provide access to a tree lined drive which leads to the garaging and parking area. The attractive formal gardens are mainly laid to lawn and are bordered by a variety of trees and shrubs. There are two courtyard gardens providing excellent, sheltered outdoor entertaining space and a vegetable garden.

## LOCATION

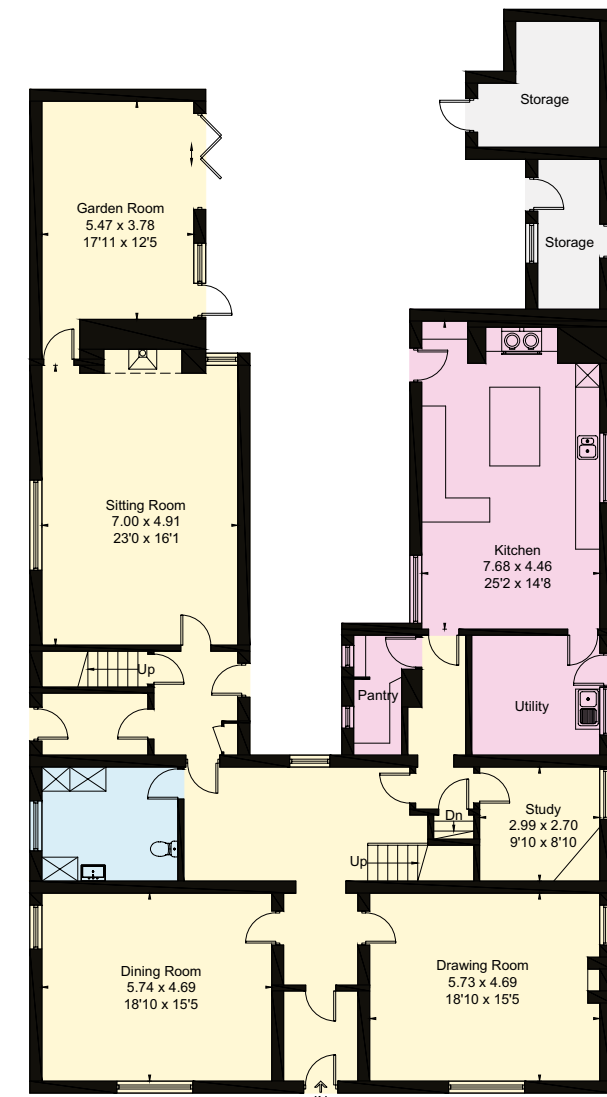
The Manor House is a substantial village property situated in Chiseldon, a small village to the south of Swindon. It is located in a Conservation Area within the North Wessex Downs Area of Outstanding Natural Beauty. There is a wide range of shopping and recreational facilities in nearby Swindon with the market town of Marlborough having a Waitrose and a variety of shops and restaurants.

Trains from Swindon and Hungerford take about 60 minutes to Paddington. Junction 15 of the M4 motorway is about 2 miles away and provides fast access to London, Heathrow and the West Country. There are many popular schools in the area, including Pinewood, Marlborough College, St Mary's Calne and Dauntseys.

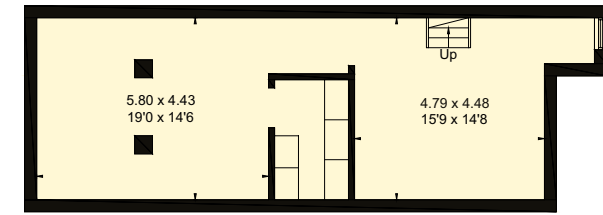
**Distances:** M4 (J15) 2 miles, Swindon 4 miles (Paddington 60 minutes), Marlborough 8 miles, Hungerford 15 miles (Paddington 60 minutes), Cirencester 21 miles, Newbury 23 miles.



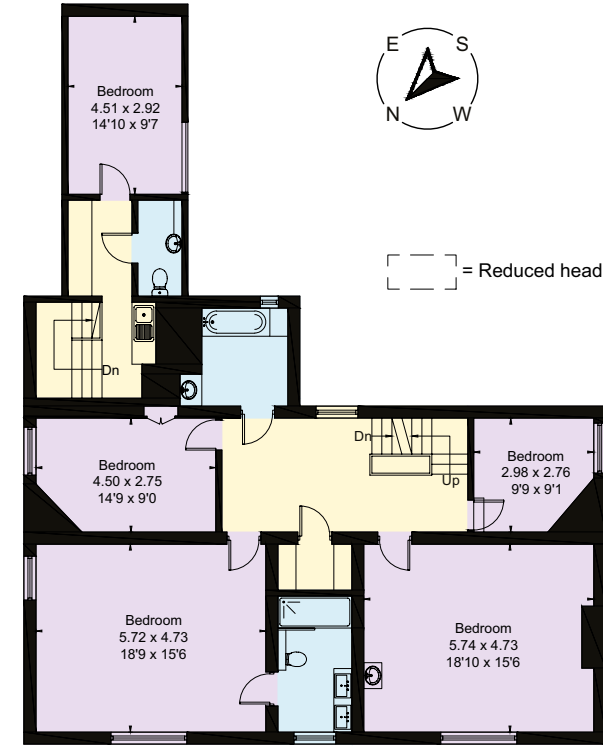




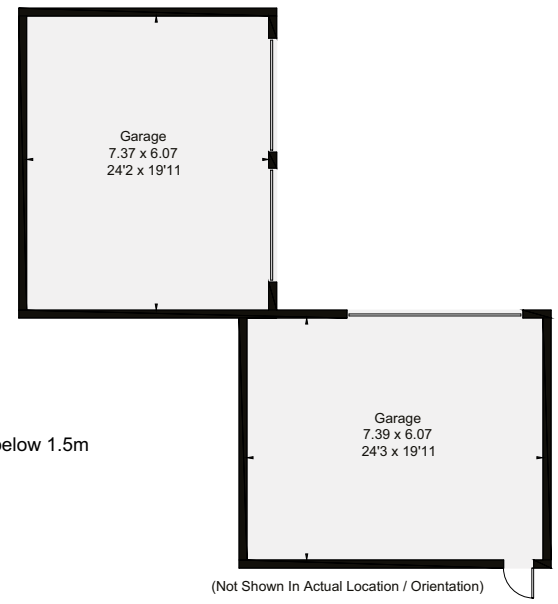
Ground Floor



Cellar



First Floor



Second Floor

Approximate Floor Area = 526.2 sq m / 5,664 sq ft  
Outbuildings = 103.4 sq m / 1,113 sq ft  
Total = 629.6 sq m / 6,777 sq ft (Including Cellar)

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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