



WESTROP HOUSE

HIGHWORTH, WILTSHIRE



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AN IMPRESSIVE GRADE II LISTED ATTACHED EIGHT BEDROOM GEORGIAN TOWNHOUSE WITH A LARGE GARDEN, SITUATED IN THIS ATTRACTIVE AND HISTORIC SMALL TOWN. IN ALL ABOUT 1.47 ACRES.

Ground Floor: Entrance Porch • Entrance Hall • Front Hall and Porch • Drawing Room • Dining Room • Sitting Room • Kitchen/Breakfast Room • Study • Office • Cloak/Shower Room • Utility Room • Side Hall • Conservatory • Extensive Cellars with Wine Store and Well

First Floor: Galleried Landing • Principal Bedroom with En Suite Bathroom • Four Further Double Bedrooms • Family Bathroom • Two Separate WC's • Two Walk-In Cupboards

Second Floor: Three Double Bedrooms • Kitchen • Bathroom • Walk-In Cupboard

Outside: Driveway • Two Garages • Storage Shed • Gardens • Ornamental Pond • Vegetable Garden

For sale Freehold

In all about 1.47 acres

*Lechlade 5 miles, Faringdon 7 miles, Swindon 7 miles, Cirencester 16 miles
Swindon Station 7 miles (Paddington 50 minutes)
(All distances and times are approximate)*

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DESCRIPTION

Westrop House is a fine Georgian property built in 1818 for a renowned local solicitor, William Crowdy, with a classical frontage and attached service wing. It features high ceilings, pleasing proportions, original cornices and mouldings, dado rails, flagstone flooring, sash windows with working shutters, and a splendid stone cantilevered staircase. A further feature includes an imposing semi-circular Doric portico and entrance door onto the Cricklade Road that would have impressed both guests and clients.

The principal rooms have splendid large bay windows and are situated within the attractive rear elevation, which is approached over a long curved driveway and resembles a charming country manor house overlooking its delightful and peaceful gardens. It offers the convenience of being within walking distance of the town centre with the sense of quiet country living.

ACCOMMODATION

Ground Floor

Bi-fold doors open into a glazed entrance porch, with further glazed doors to the pleasingly symmetrical entrance hall and tall double doors leading to the formal reception rooms on either side. The elegant drawing room has a wide bay window with working shutters, decorative mouldings, a working stone fireplace and further doors to the attached conservatory.

The dining room is of similar proportions, with a matching bay window, an ornamental stone fireplace, decorative mouldings, and a door to the service area. The front hall adjoins the reception hall and has flagstone flooring, a stunning cantilevered stone staircase with a galleried landing and coved ceiling, and an entrance porch with large double entrance doors. The charming south-facing sitting room is to one side, with a working fireplace and attractive mouldings.



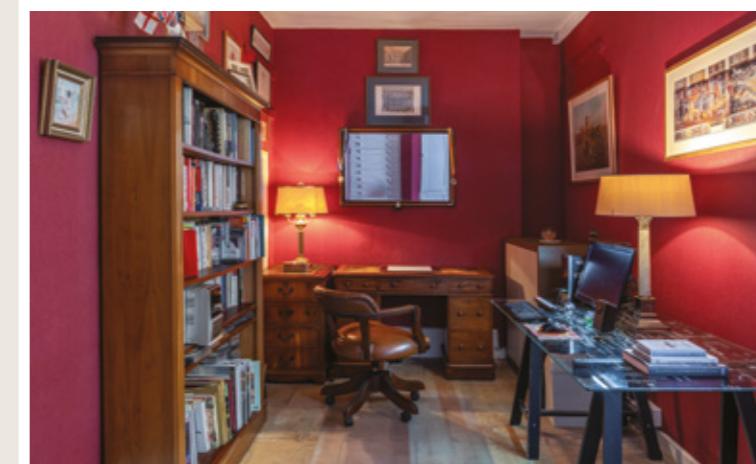
An adjacent deep cupboard houses a large fitted safe (currently inoperable) and a door leads from the front hall through to the service area and service wing beyond, with access to the secondary staircase and a series of rooms including a large cloak/shower room, an office retaining fitted cupboards from the earlier butler's pantry, stairs to the cellars and a study with an external door to the front and original fittings and drawers. The kitchen/breakfast room is adjacent to the dining room and has a wide window overlooking the gardens with an inviting window seat. Original kitchen cupboards have been retained and supplemented by bespoke hand-painted kitchen fittings, including plate-racks and an island unit. The Rangemaster cooker with gas hob is set within a chimney recess and further appliances include a fitted microwave and an integrated dishwasher. Beyond the kitchen is a large utility room which houses the boiler and has plumbing for a washing machine, a deep airing cupboard and a door to the side hall which leads to the garden, ideal for muddy dogs and boots.

Cellars

These are reached via an enclosed stone staircase and comprise wine stores with brick bins, several other dry storage areas, one of which serves as a workshop, and access to the original well.

First Floor

The principal bedroom has a lovely bay window overlooking the gardens and doors through to a charming en suite bathroom with a free-standing bath, bespoke vanity unit with twin basins and a secondary door returning to the landing. A second impressive bedroom within the matching bay has window seats and an original fireplace with a large over-mantel mirror. There are three further double bedrooms, two of which are above the service wing and have cosier proportions, ideal for children; a deep walk-in store room off one of the bedrooms; a family bathroom; two night cloakrooms and a further walk-in cupboard that was previously a bathroom.





Second Floor

The second floor is currently configured as a two bedroom flat with a separate electricity supply and night storage heaters. It features two double bedrooms, a sitting room (bedroom eight), kitchen, bathroom and walk in storage cupboard. The accommodation would be ideal for teenagers, a nanny or guests and could be remodelled to provide en suite bathrooms, subject to regulations and Listed Building Consent.

OUTSIDE

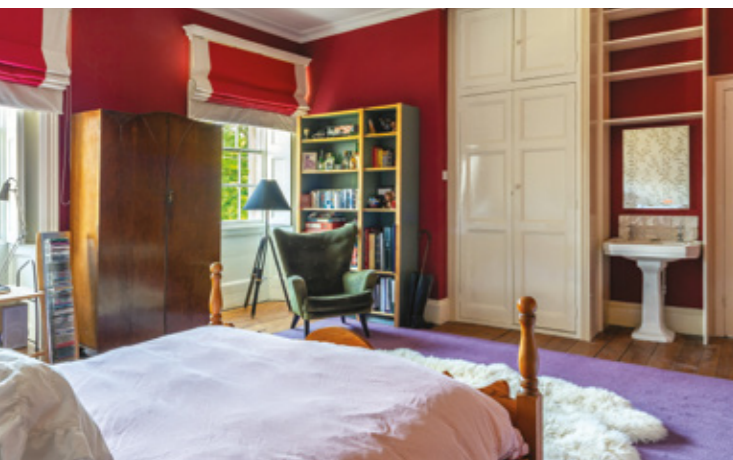
The house is approached via a shared driveway to a private drive that sweeps around the edge of the gardens to the house, with a large ornamental pond to one side of the terrace. The gardens are predominantly laid to lawn with magnificent trees including a large cedar and copper beeches, a woodland walk, sunken walkway, rose arbour, clipped box hedging, and a vegetable garden with fruit cages and a productive asparagus bed. Three garage/stores are discreetly set back from the drive and there is a charming paved garden adjacent to the conservatory.

SITUATION & AMENITIES

Westrop House lies within the Conservation Area of the popular and sought-after market town of Highworth, which offers a range of pubs, shops, delicatessen, restaurants, coffee shops, a leisure centre with an indoor pool, and fantastic walks with an extensive network of footpaths and bridleways across neighbouring countryside. Approximately seven miles away is the large town of Swindon, which offers a huge array of shops, restaurants, boutiques, and bars, as well as the Great Western Hospital, leisure centres, theatres and cinemas.

The delightful Roman town of Cirencester provides an excellent choice of everyday amenities including sport and leisure facilities. Shopping in Cirencester is highly regarded and the town benefits from historic weekly markets. On the outskirts of the town are two large supermarkets (Waitrose and Tesco).

Private and State schools in the area are excellent, such as Pinewood, St Hugh's, Hatherop Castle, Cokethorpe School, Marlborough College, and Swindon Academy.





Highworth is readily accessible to the A419 and M4, providing excellent transport links to Reading, Bristol and London. Swindon Railway Station is located approximately 7 miles away and offers direct mainline links to London Paddington in approximately 50 minutes.

SERVICES

Mains water, gas, drainage, and electricity. Gas fired central heating. Separate electricity supply and night storage heaters to the second floor. Broadband. No tests to the suitability of services have been carried out and intending purchasers should commission their own tests (if required).

FIXTURES & FITTINGS

Only those items mentioned in these sales particulars, including the large fitted safe, are included in the sale. Other fixtures and fittings, including garden statuary and ornaments, are excluded but may be available by separate negotiation.

WAYLEAVES, EASEMENTS & RIGHTS OF WAY

The property is being sold subject to and with the benefit of all rights including; rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements and quasi-easements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains, water and gas and other pipes whether referred to in these particulars or not.

Westrop House has a right of way over the section of driveway that serves Copper Beeches, between the roadway and the length of drive that falls within the ownership of Westrop House, as shown on the plan on page 10.

The second floor of the property is currently let under a Lodger's Agreement with one month's notice required.



TENURE

Freehold

LOCAL AUTHORITY

Swindon Borough Council, Civic Offices, Euclid Street, Swindon SN1 2JH
W swindon.gov.uk T 01793 445500

COUNCIL TAX

Band H

VIEWING

Please telephone Sam Butler at Butler Sherborn, Cirencester T 01285 883740
or The London Office T 0207 839 0888. E sam@butlersherborn.co.uk

DIRECTIONS (POSTCODE SN6 7BL)

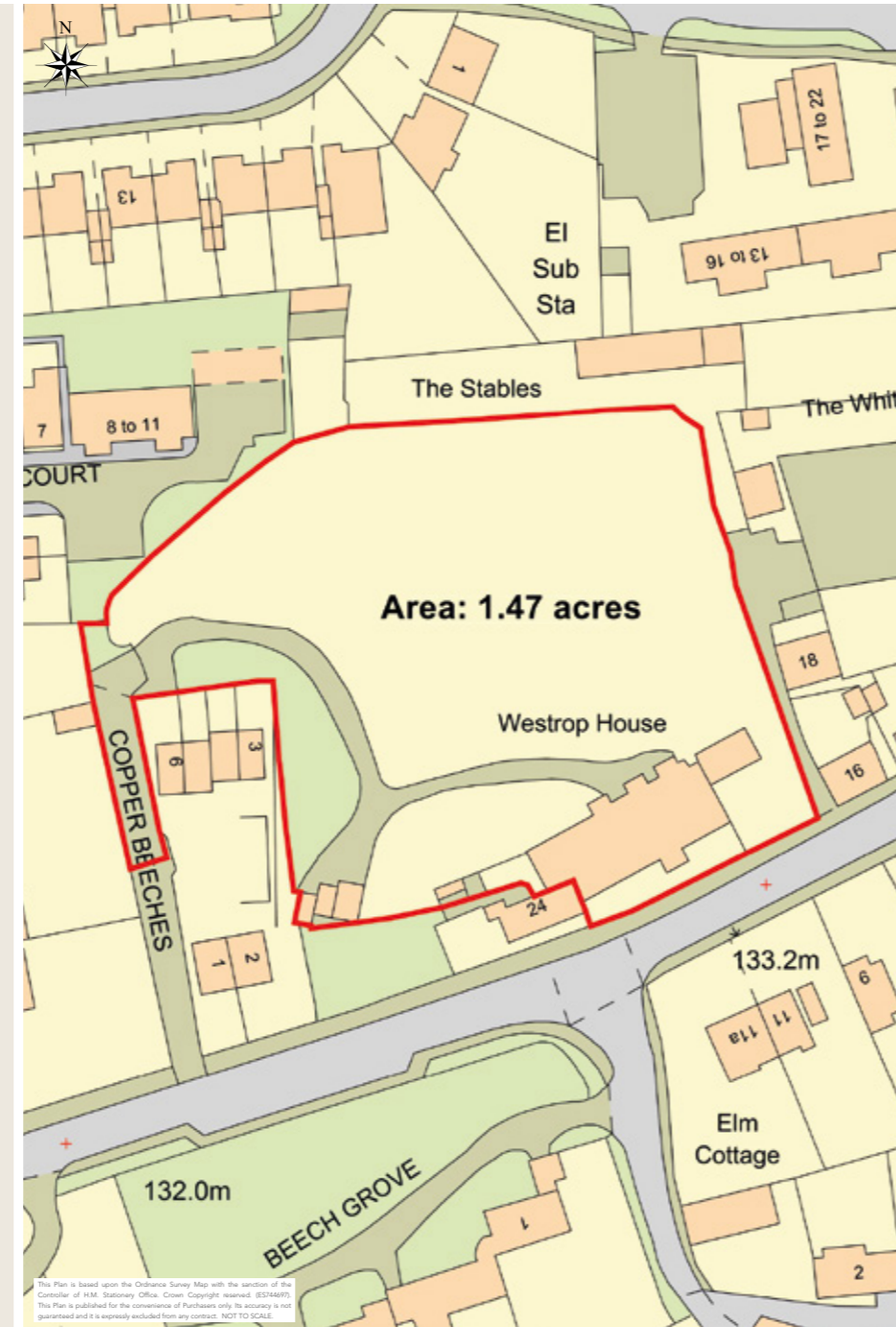
From Cirencester take the A419 dual-carriage way towards Swindon. Take the junction signposted Highworth and Blunsdon, B4019. At the traffic lights turn left, signposted Highworth, Hannington and Blunsdon. Continue straight over the mini-roundabout and continue along the B4019 until you reach Highworth. Pass Highworth Cemetery on your left and the entrance to the property will be the third turning on the left, marked Copper Beeches and Westrop House.

what3words: ///dreaming.mammoths.treat

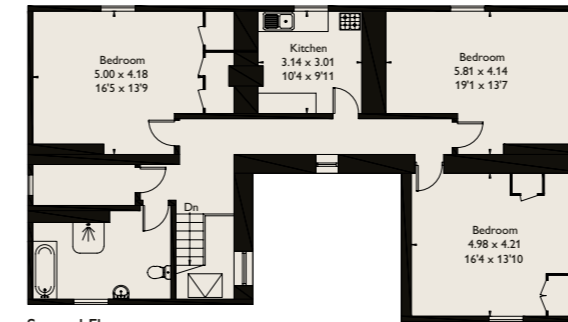
DISCLAIMER

1. These particulars, including any plan, are a general guide only and do not form any part of any offer or contract. All descriptions, including photographs, dimensions and other details are given in good faith but do not amount to a representation or warranty. They should not be relied upon as statements of fact and anyone interested must satisfy themselves as to their correctness by inspection or otherwise. 2. Neither Butler Sherborn LLP, nor the seller, accepts responsibility for any error that these particulars may contain however caused. Neither the partners, nor any employees of Butler Sherborn LLP have any authority to make any representation or warranty whatsoever in relation to this property. 3. Any plan is for layout guidance only and is not drawn to scale. All dimensions, shapes and compass bearings are approximate and you should not rely upon them without checking them first. 4. Please discuss with us any aspects which are particularly important to you before travelling to view this property. 5. Please note that in line with Money Laundering Regulations potential purchasers will be required to provide proof of identification documents no later than where a purchaser's offer is informally accepted by the seller. Photographs taken: June 2023. Particulars written: July 2023. Brochure by wordperfectprint.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

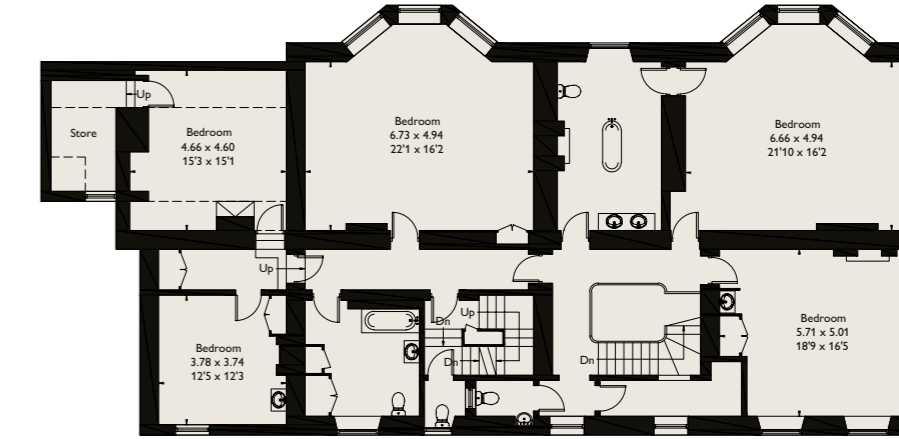


This Plan is based upon the Ordnance Survey Map with the sanction of the Controller of HM Stationery Office. Crown Copyright reserved. (831448R)
This Plan is published for the convenience of Purchasers only its accuracy is not guaranteed and it is expressly excluded from any contract. NOT TO SCALE.

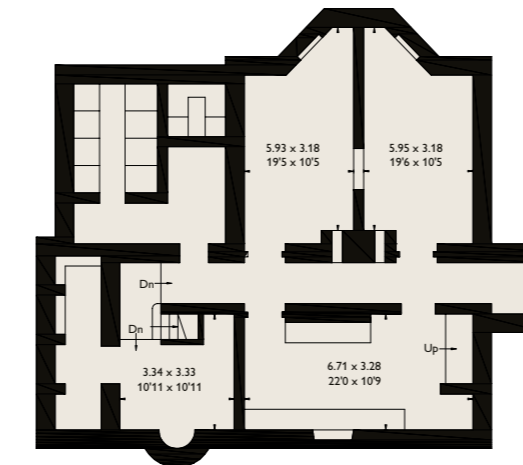


Second Floor

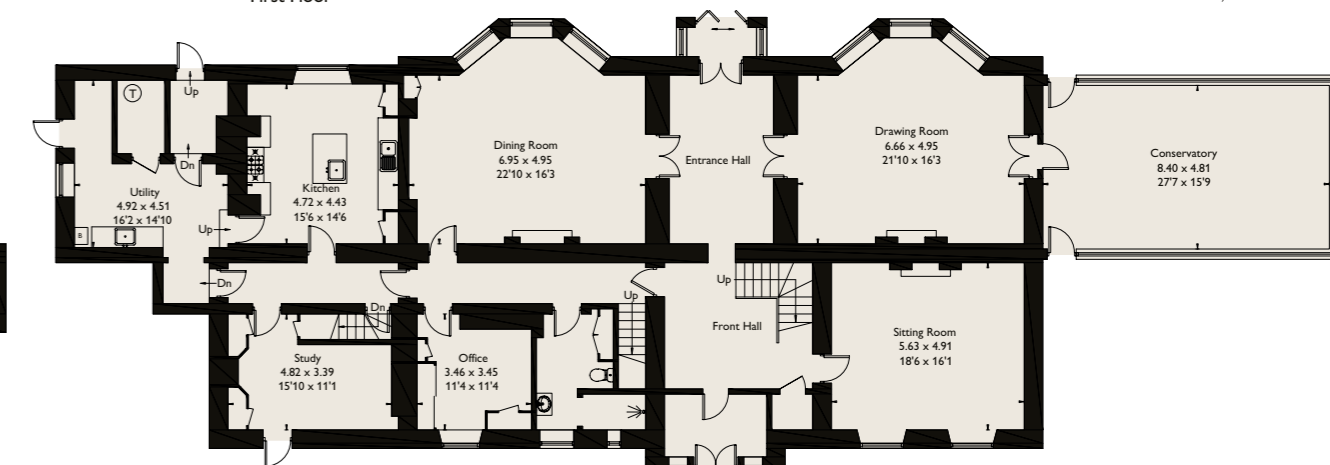
Approximate Area = 692.1 sq m / 7450 sq ft
Cellar = 130.8 sq m / 1408 sq ft
Garages = 28.8 sq m / 310 sq ft
Total = 851.7 sq m / 9168 sq ft (Excluding Shed)
Including Limited Use Area (14.3 sq m / 154 sq ft)



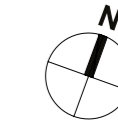
First Floor



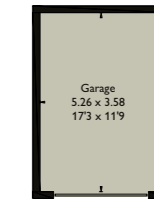
Cellar



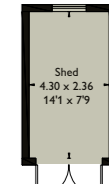
Ground Floor



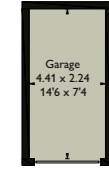
Red dashed line indicates height below 1.5m



(Not Shown In Actual Location / Orientation)



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(Not Shown In Actual Location / Orientation)

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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