



Broadleas House, Devizes, Wiltshire

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A substantial and beautifully presented Georgian House set in an **elevated position** overlooking its own garden and parkland.

### Summary of accommodation

**Substantial cellar:** Four storerooms | Heat pump room | Boiler room  
Wine cellar

**Ground Floor:** Elegant reception hall | Drawing room | Dining room  
Sitting room | Playroom | Kitchen breakfast room/family room  
Cloakroom | Laundry room | Cloakroom/shower room

**Ground Floor Mezzanine:** Two bedrooms | Bathroom

**First Floor:** Principal bedroom with adjoining dressing room and  
bathroom | Seven further bedrooms | Four further bathrooms  
(two adjoining) | Study | Cloakroom

**First Floor Upper Mezzanine:** Artist's studio with kitchenette

**House Keeper's Flat:** Sitting room with open plan kitchen and dining  
room with a double bedroom and bathroom above

**South Lodge:** Entrance hall | Sitting room | Kitchen | Dining room  
Ground floor bathroom | Cellar | Double bedroom and box room

**Outside:** Garaging for four cars | Tack room | Workshop | Gardener's  
room | Three storerooms | Three stables and feed store | Range of  
further storerooms | Swimming pool

Garden, parkland and magnificent woodland gardens

In all approximately 47.39 acres

### Distances

Devizes 0.5 miles, Chippenham 12 miles (London Paddington from  
75 minutes), Pewsey 14 miles (London Paddington from 62 minutes)  
Marlborough 14 miles, Bath 20 miles,  
Swindon 20 miles, Salisbury 25 miles  
(All distances and times are approximate)



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## Situation

Broadleas House is a substantial (12,766 sq ft) attractive Georgian House located to the south of Devizes, a pretty market town. Devizes provides a range of facilities including well-renowned supermarkets, a cinema, petrol station and a wide range of shops.

The area is also well known for local schools including Dauntsey's, Marlborough College, St Mary's Calne, Stonar School and The Mill School at Potterne.

It is also well served for good communications with trains taking just over an hour to Paddington from either Pewsey or Chippenham railway stations. The M4 motorway network links the West Country, London as well as to the north and south via the A34.

The cultural cities of both Bath and Salisbury are about a 40-minute drive, and the market town of Marlborough is 14 miles.

Racing can be found at both Salisbury and Bath and well-known golf courses at Bowood Hotel Spa and Gold Resort, Marlborough and Chippenham Golf Clubs, to name but a few.







## Broadleas House

Broadleas is an elegant Grade II listed property believed to have been built in 1816 and extended in the 1920's. Today the property has been meticulously restored with great attention to detail and many original period features saved.

Off the fine cantilevered staircase entrance hall is the drawing room with bay window and sliding doors leading through to the dining room as well as the sitting room/media room and a cloakroom.

Beyond the reception hall is the magnificent 50 ft long kitchen/breakfast room with family room to one end and French doors giving access out on to the beautifully landscaped gardens with their far-reaching views. All the principal reception rooms have tall ceilings, ornate cornicing and wonderful aspects over the beautiful gardens and countryside beyond.





On the first floor the principal bedroom benefits from double aspect south and west with its own well-appointed bathroom and walk-in-dressing room. There are seven further double bedrooms, four bathrooms, two of which are adjoining.

Towards the rear of the eastern wing, on the upper mezzanine first floor, is a wonderful artist studio and kitchenette.

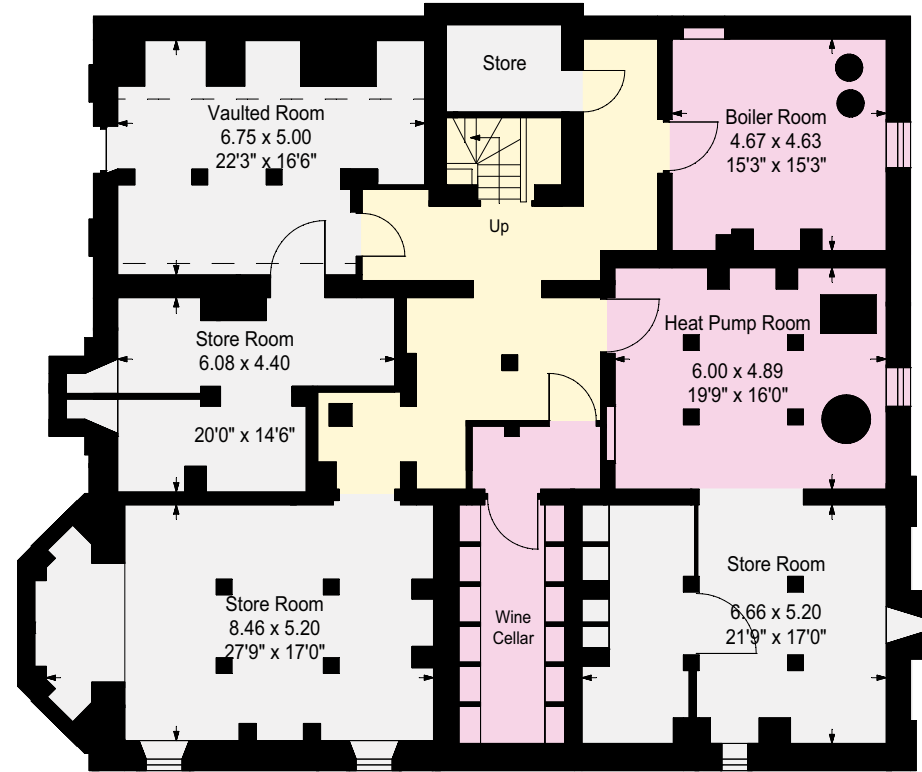
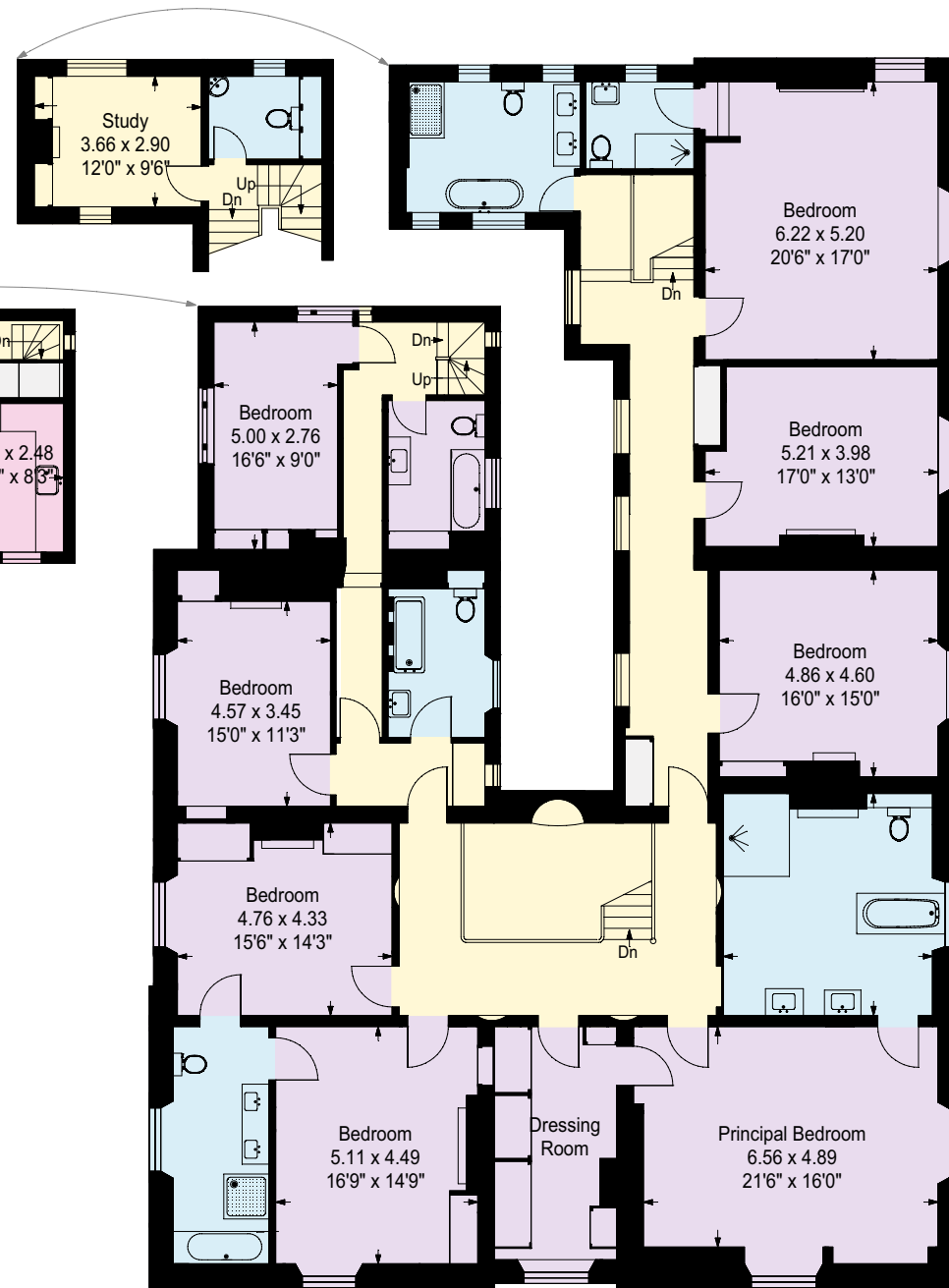
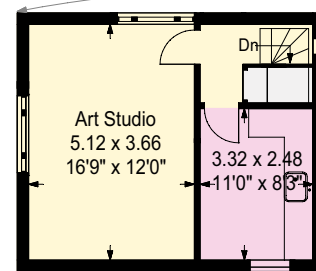
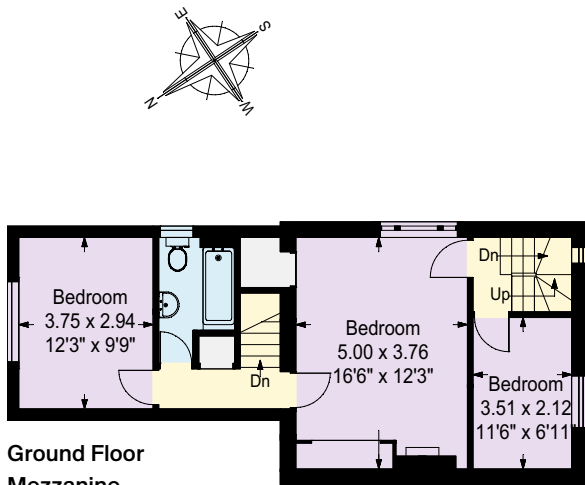
To the rear, is a house keeper's maisonette comprising of a sitting room, dining room and kitchen on the ground floor and a bedroom and a bathroom on the first.

Over the lower ground floor are the cellars comprising of a vaulted room, four storerooms, the boiler room, the heat pump room and a wine cellar with original storage bins.

The main house can be approached via South Lodge or from the north, via Broadleas Road, with a drive across the park leading to the main house.







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

**Broadleas House**

Approximate Gross Internal Floor Area  
House: 1,186 sq m or 12,766 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.



Outbuildings

To the east of the main body of the house are a range of outbuildings comprising of storerooms, stabling, tack room, garaging, workshop, gardener's room all located within the courtyard.

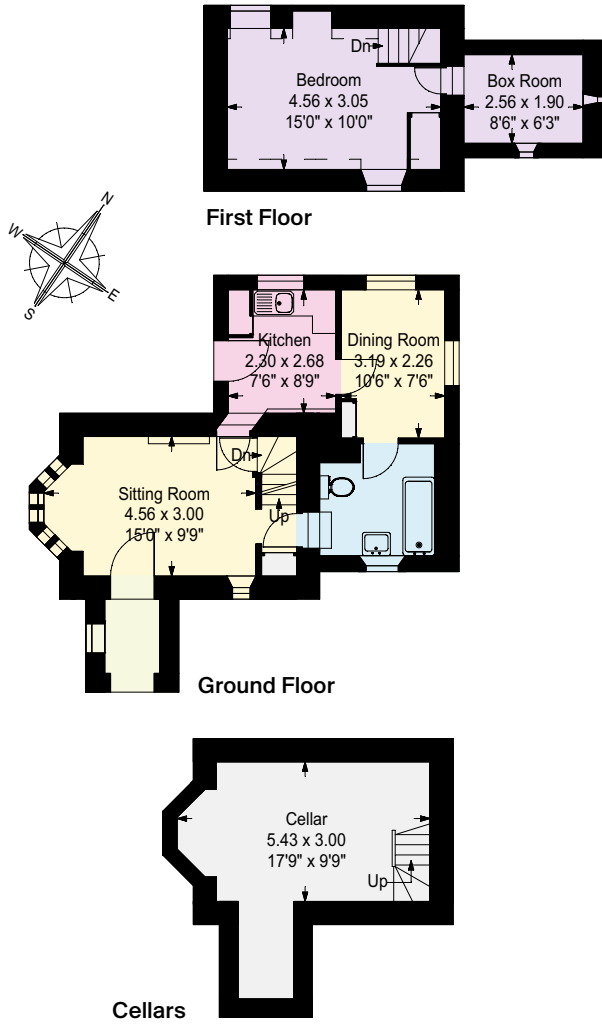
To the north the yard are several agricultural buildings, including an Atcost building, former dairy and timber broiler house, which do need some attention.

South Lodge

Situated to the southeast of the main house, at the head of the drive, is South Lodge. The property comprises of sitting room, dining room, kitchen, double bedroom, box room, bathroom and a cellar.

Approximate Gross Internal Floor Area  
57 sq m or 614 sq ft

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Outbuildings

Approximate Gross Internal Floor Area  
252 sq m or 2713 sq ft

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## Garden and Parkland

Broadleas House is well known for its stunning gardens originally developed some 70 years ago and today there are a full range of mature plants including magnolias, azaleas, hydrangeas, lilies, rhododendrons, camellias and rare trilliums underplanted with spring bulbs, hostas and other woodland plants.

To the south of the house is approximately four acres of plummeting paths through woods and a dell providing intermittent views as far as the chalk hills of Westbury.

From the terraced gardens, to the east of the house, there is also a walled sunken garden, a ha-ha beyond which has spectacular far-reaching views.

The main body of the garden is positioned to the east and south of the house, beyond the walled swimming pool area and is stocked with a wonderful variety of mature plants, trees and shrubs as well as borders. The current owners have tendered and created a wonderful variety of flowering plants throughout the seasons.

There is also a large vegetable garden.





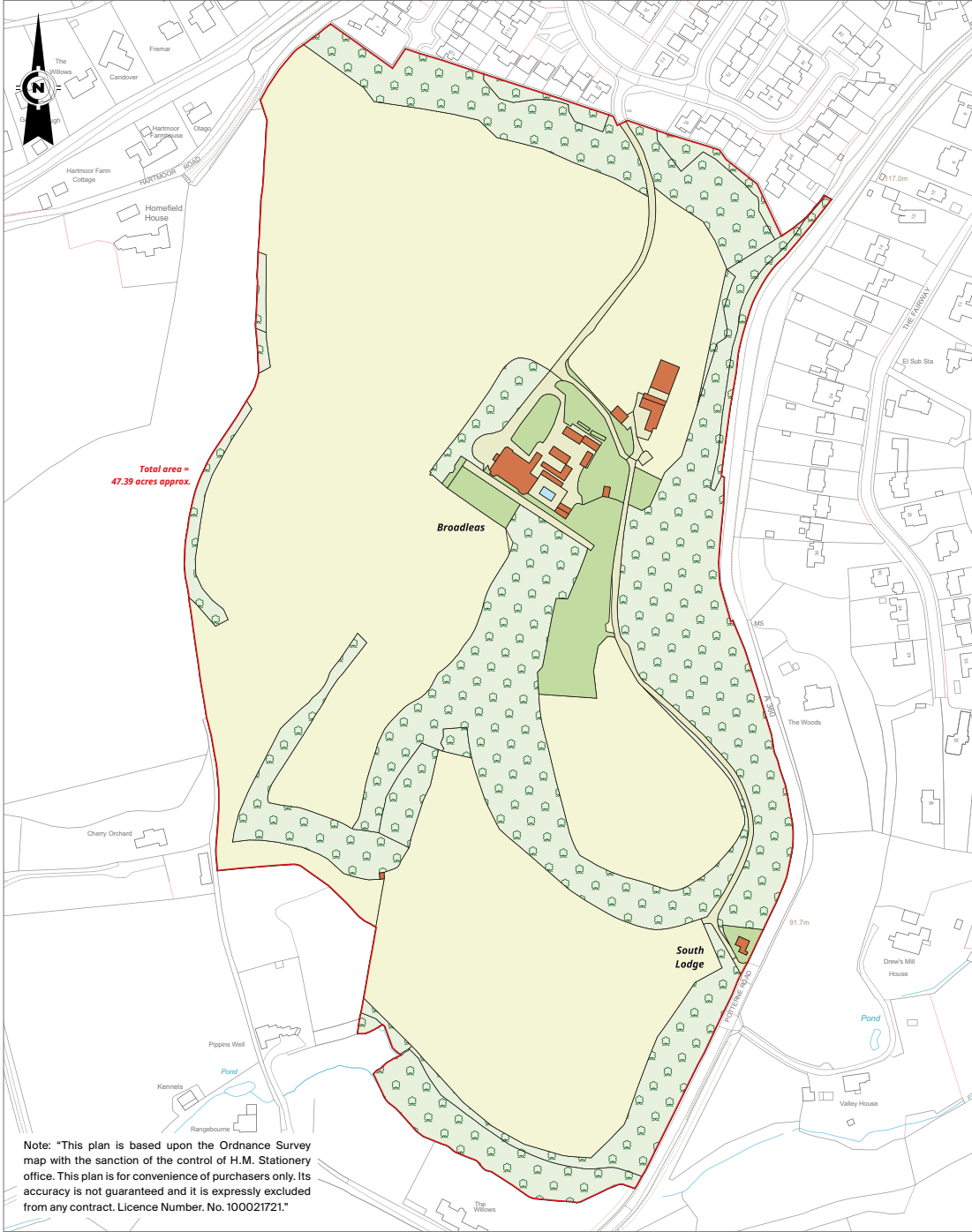


To the north and west of the house is an area of open parkland intermixed with mature trees.

Fresh water tanks store water from the borehole which is used to irrigate the garden and grounds.







## Services

**House:** Mains water and electricity, private drainage, oil central heating.  
There is borehole water supply used for the garden

**South Lodge:** Mains water and electricity, private drainage, oil central heating.

## Viewings

Strictly through the selling agents, Knight Frank LLP

## Property information

**Tenure:** Freehold  
**Local Authority:** Wiltshire Country Council: 0300 4560100  
**Council Tax:**  
**Main House:** Band H  
**South Lodge:** Band C  
**EPC Ratings:**  
**Main House:** E  
**South Lodge:** F  
**What3Words:**  
**Main House (SN10 5JQ) -** [///argued.collected.hotspots](#)  
**South Lodge (SN10 5LJ) -** [///lads.detective.chop](#)  
**Guide Price:** £5,750,00



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.  
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