



Pewsham House, Pewsham, Derry Hill

Price Guide £400,000

Pewsham House is a fine example of a Grade II listed Jacobean style country home. The ground floor apartment is approached via a tree lined driveway and has its own private entrance and parking area. Originally built in 1892 for the Lysley family the property is steeped in history and was converted into apartments around 1983. This three bedroom apartment retains much character and charm while offering its new owners a newly refurbished and stylish finish. Externally there are large communal gardens and it's own carport and parking bay. Offered with No Onward Chain, an internal viewing is highly recommended.

Viewing

Viewings Strictly by appointment with the sole selling agents Atwell Martin call or e-mail us today to confirm your appointment | 65 New Road, Chippenham, Wiltshire SN15 1ES

Location

Pewsham House is situated along a long tree lined private driveway surrounded by idyllic open countryside just on the outskirts of Derry Hill. There is easy access to public pathways close by, ideal for wonderful walks to such places as Lacock National Trust Village and Bowood House & Gardens. The property offers a rural setting with beautiful communal gardens, yet is only a few miles from the market towns of Chippenham and Calne.

Chippenham has comprehensive amenities, including three secondary schools, a mainline rail station (London Paddington 70 minutes) and easy access to M4 J.17 (approx. seven miles), providing swift access to Bristol, Bath, Swindon and London. Calne is also close by, with St Mary's Private School and a choice of local amenities. The village of Derry Hill includes a village shop and hall, Church, popular public house and the family attraction of Bowood House with its impressive gardens, hotel, spa and Championship Standard Golf Course.

History

William Gerard Lysley inherited the Pewsham Estate in 1873 from his father and MP William John Lysley it passed to Frances Lysley (William's wife) in 1887 and Frances ordered the construction of Pewsham House in 1892. The Lysley Dynasty lie under the East window of Christ Church, Derry Hill. The East window, illustrating the Ascension of Our Lord, was erected by William in 1865 in memory of his sister Caroline.

The architect C.E. Ponting F.S.A of Marlborough, exhibited his design for Pewsham House at the Royal Academy in 1892. Pewsham House was built for Mrs Lysley at the junction of the A4 London Road and the A342 Devizes Road, construction was carried out by Messrs. Light and Smith of Chippenham. External walls were faced with Cattybrook bricks, together with Ham Hill stone dressings. The roof was covered with Ruabon tiles, Oak was used for the principal staircase.

Directions

Head out of Chippenham along the A4 London Road towards Calne and just past "The Pewsham" public house take the right hand turning on to the A342 Old Derry Hill junction and go immediately right again. Follow the road to the end and the

entrance to Pewsham House will be seen on your left hand side. Continue to the end of this private drive, bear left and the property is situated on your right.

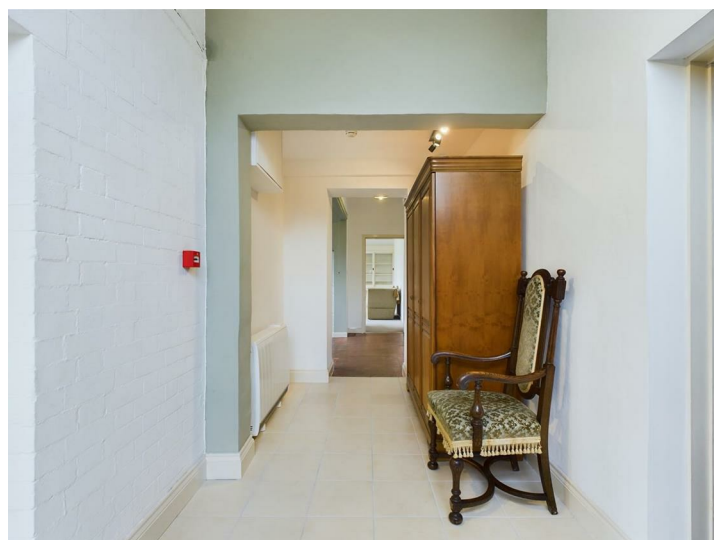
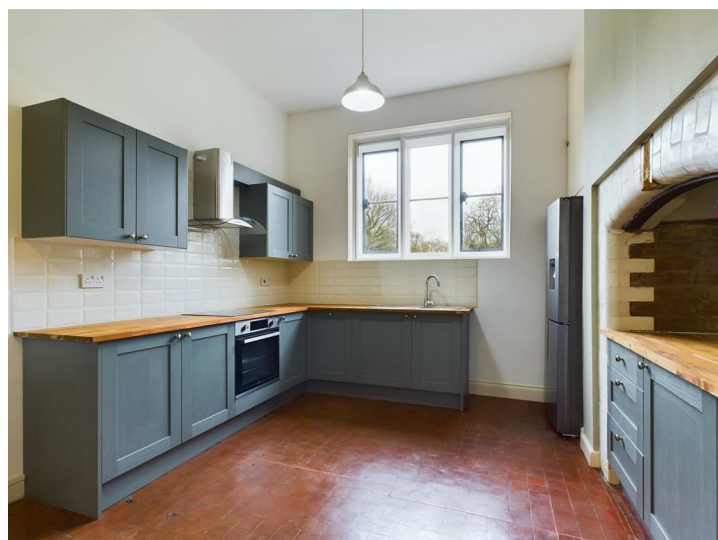
Property Information

Utilities/Services - Mains Electric, Water & Drainage, Electric Heating

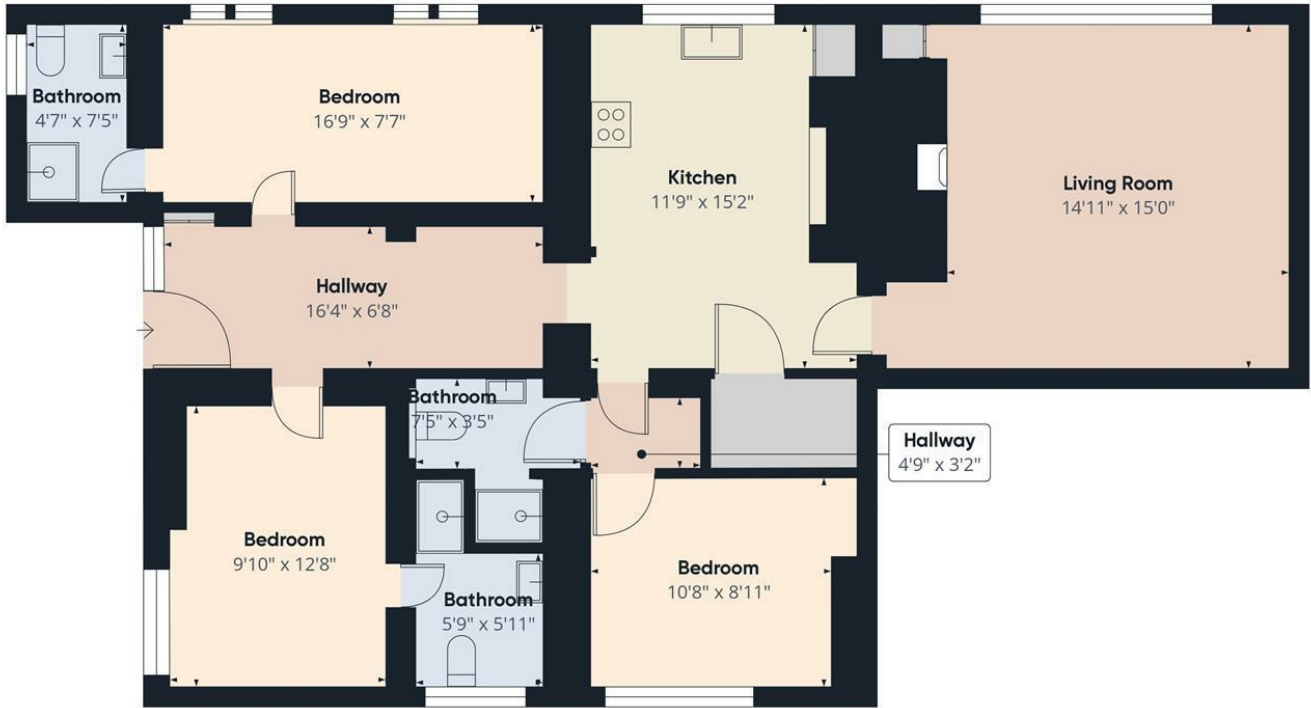
Wiltshire Council Tax - Band C

Tenure - Leasehold

Service & Maintenance Charge - £2246.00 per year paid in two installments March & September (reviewed each March) Lease runs to 19th September 2196







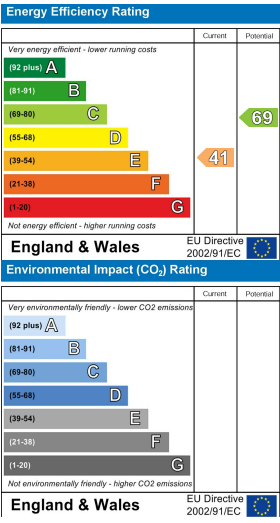
Approximate total area[®]
1021.81 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing