

Lowden Manor House, Lowden Hill, Chippenham, Wiltshire, SN15 2BX



Historically important manor house  
Grade II listed with fine period features  
6 bedrooms  
3 reception rooms  
Aga kitchen/breakfast room  
Large private grounds featuring a fascinating  
'Primrose Hill'  
Private parking  
Hidden location in the heart of town  
15 minute walk to the train station



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Price Guide: £1,300,000**

Approximately 4,262 sq.ft including outbuilding

'A truly rare find! A substantial and very handsome  
Grade II manor house hidden in the heart of  
Chippenham and set within 1 acre of mature  
grounds'

### The Property

Lowden Manor House is a very handsome and sizable period house situated within a discreet location set down a private drive in the very heart of Chippenham and is a true rarity to find. The property is of historical importance and believed to date to the 16<sup>th</sup>/17<sup>th</sup> Century, although records of the manor exist from 1258 when notably Henry III gave the property to William de Valeree, the Earl of Pembroke. The property is attached to the neighbouring cottage which was formerly the servants' quarters to Lowden Manor. With a striking Georgian frontage enhanced with later additions and remodelling, the property offers substantial accommodation of around 4,000 sq.ft and is accompanied by large, mature grounds of around 1 acre.

The ground floor layout opens to a large reception hall with a magnificent ornate staircase leading to the first floor and a traditional fireplace. In addition, there is a formal dining room, Aga fitted kitchen

breakfast room, and an impressive drawing room with high exposed timber ceiling and fireplace. On the first floor, there is a galleried landing, four excellent bedrooms and bathroom, whilst on the second floor there are two further bedrooms and additional bathroom. The property has a great deal of its original character and features from its various periods to include open fires, beamed ceilings, sash and leaded windows.

Entered through Listed gate piers and set down a private drive, there is private parking in front of the property and further driveway parking available behind a metal gate to the side. The splendid gardens are a rare treasure for such a centrally located property in the town. Extending to about 1 acre, the gardens feature a fascinating and historic 'mound' known as Primrose Hill from where there are far reaching panoramic views across the town and the surrounding countryside. In addition to the extensive lawn which is enclosed by mature trees providing a privacy screen, there



is a charming walled kitchen garden with an old well and stone store believed to be the former wash house.

### Situation

Chippenham offers a comprehensive range of shopping, schooling and leisure amenities many of which are within easy walking distance. There is a good choice of both state and private schooling in the area and those with an interest in country and leisure pursuits are well catered for in the region. The historic market town of Malmesbury is 10 miles away. Chippenham has excellent communication links with access to the M4 motorway Junction 17 within 4 miles providing easy access to London, Bath, Bristol and Swindon. The mainline station is within 15 minutes walking distance to the property and has hourly services to London Paddington (c.70 minutes). There is horse racing at Bath and various golf clubs around the town.

### Additional Information

We understand the property is Freehold with mains gas central heating, mains drainage, water and electricity. The drive approach is owned by Lowden Manor House and neighbouring properties have rights of way across it. The property is located within a Conservation Area. Ultrafast broadband is available and there is excellent mobile phone coverage. Please check the Ofcom mobile and broadband checker website for more information. Wiltshire Council Tax Band F.

### Directions

From the town centre by the station, follow the A420 south. Take the right hand exit on the large roundabout onto Bath Road and then take the immediate first right onto Lowden Hill. Before the bridge, take the left hand drive and proceed through the pillars. Postcode SN15 2BX. What3words: ///fees.voter.lined





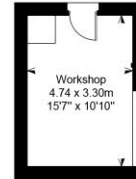


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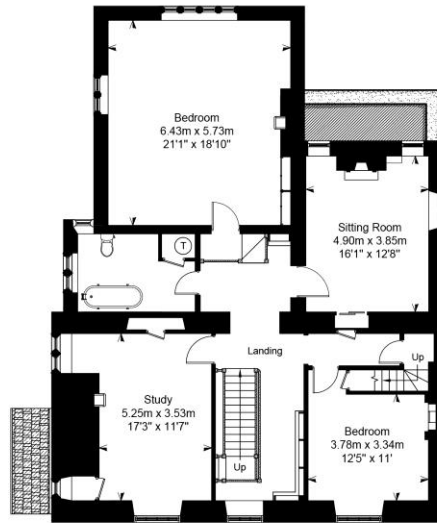
Approximate IPMS2 Floor Area	
House	357 sq metres / 3843 sq feet
Attic Space	24 sq metres / 258 sq feet
Workshop	15 sq metres / 161 sq feet
<b>Total</b>	<b>396 sq metres / 4262 sq feet</b>
(Includes House Limited Use Area	18 sq metres / 193 sq feet)
(Includes Attic Space Limited Use Area	16 sq metres / 172 sq feet)

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 07890 327 241  
 Job No SP3330  
 This plan is for identification and guidance purposes only.  
 Drawn in accordance with R.I.C.S guidelines.  
 Not to scale unless specified.  
 IPMS = International Property Measurement Standard

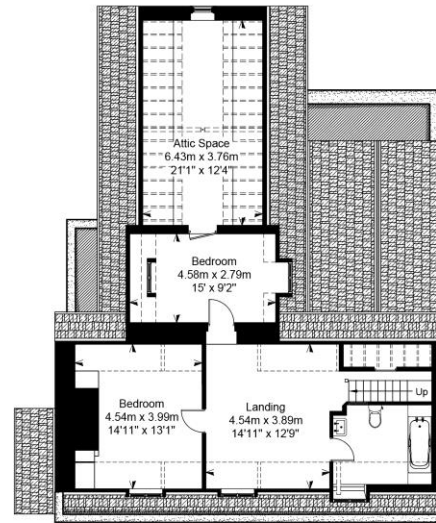
Outbuildings  
 Not Shown In Actual Location Or Orientation



Ground Floor

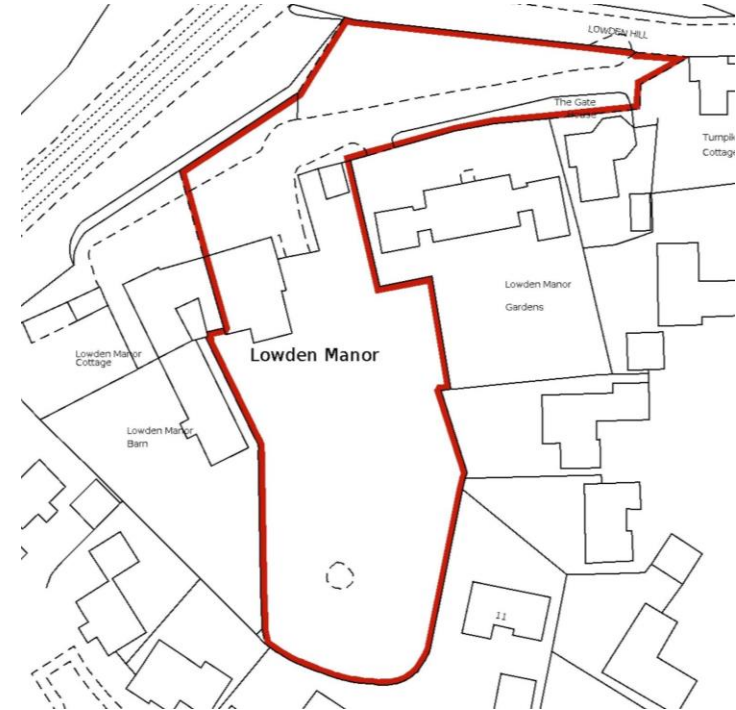


First Floor



Second Floor

□ = Limited Use Area



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