



# LANHILL HOUSE

LANHILL • CHIPPENHAM • WILTSHIRE • SN14 6LY





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*A magnificent Grade II Listed country house with ancillary accommodation and about three acres.*

## Accommodation

5 bedrooms • 5 reception rooms

2 bedroom annexe • Extensive garaging and off street parking

Two private gated driveways

Gardens and grounds of about 3 acres

Outbuildings

## Description

Lanhill House is a magnificent Grade II Listed country house set within 3 acres of gardens and grounds with an impressive entrance through electric gates to a sweeping circular driveway framed by roses. Lanhill House was built by James Thomson in 1845 as part of the J. Neeld estate, reputedly for the estate manager. The unique design incorporates a front projecting porch tower with a spectacular bell turret and sundial. According to the book by Marcus Binney, Lanhill House is described as one of the 500 best buildings in Britain and Ireland.

The principal accommodation is generously proportioned coupled with excellent ceiling height and tall casement windows extending to just under 6,000 sq.ft. and yet is manageable and comfortable. In the main house there are five bedrooms, four bathrooms and five well-proportioned, light-filled reception rooms, coupled with an impressive marble finished kitchen.





A former stable block has been converted to an adjoining a self-contained 2/3 bedroom annexe (946 sq.ft.) which is ideal for dependent relatives, a house-keeper, or similar.

## Gardens and Grounds

Externally, Lanhill House commands a mature private plot screened by well-established trees and high stone walls offering a great degree of privacy and seclusion.

In addition to the front driveway, there is second gated vehicular drive at the rear leading to an extensive 6-bay garaging and other useful outbuildings. The gardens wraparound the house landscaped into various areas including a charming walled garden with a seating terrace, extensive lawns, a lily pond with a water feature, and a vegetable garden.

Beyond the formal gardens there is a 0.9 acre paddock with vehicular access. The grounds feature an array of specimen trees whilst within the paddock there are fruit trees.

## Location

Located just 2 miles north-west of Chippenham, Lanhill is a rural hamlet remnant of ancient history with the Lanhill Long Barrow chamber. 1.5 mile away is the popular village of Yatton Keynell which has excellent facilities including a village shop, doctors surgery, pub and primary school.

The property is conveniently accessible to town amenities whilst occupying a countryside setting. The A420 provides fast access to the city centres of Bath and Bristol both achievable within 35 minutes. Nearby Chippenham provides an excellent range of facilities plus mainline train services to London (Paddington) in as little as 69 minutes. Junction 17 of the M4 is situated 5 miles away for fast vehicular access to London and the M5.

There is a superb choice of both state and private schooling at Chippenham and Bath. Horse racing can be found at Bath and the nearby famous Cotswold village of Castle Combe has a Peter Alliss designed 18-hole golf course, circuit track racing and a Michelin star restaurant.











## Property Information

**Tenure:** Freehold.

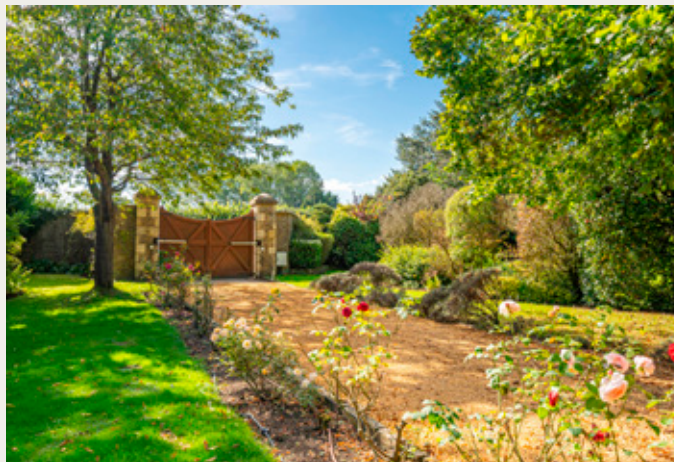
**Services:** Oil-fired heating, an upgraded private sewerage treatment plant, mains water and electricity.

**Listing:** The property is Grade II Listed.

**Local Authority:** Wiltshire Council.

**Council Tax Band:** H

**Viewings:** Strictly by appointment with Savills and James Pyle & Co.





**Lanhill House, Lanhill, Chippenham, Wiltshire SN14 6LY**

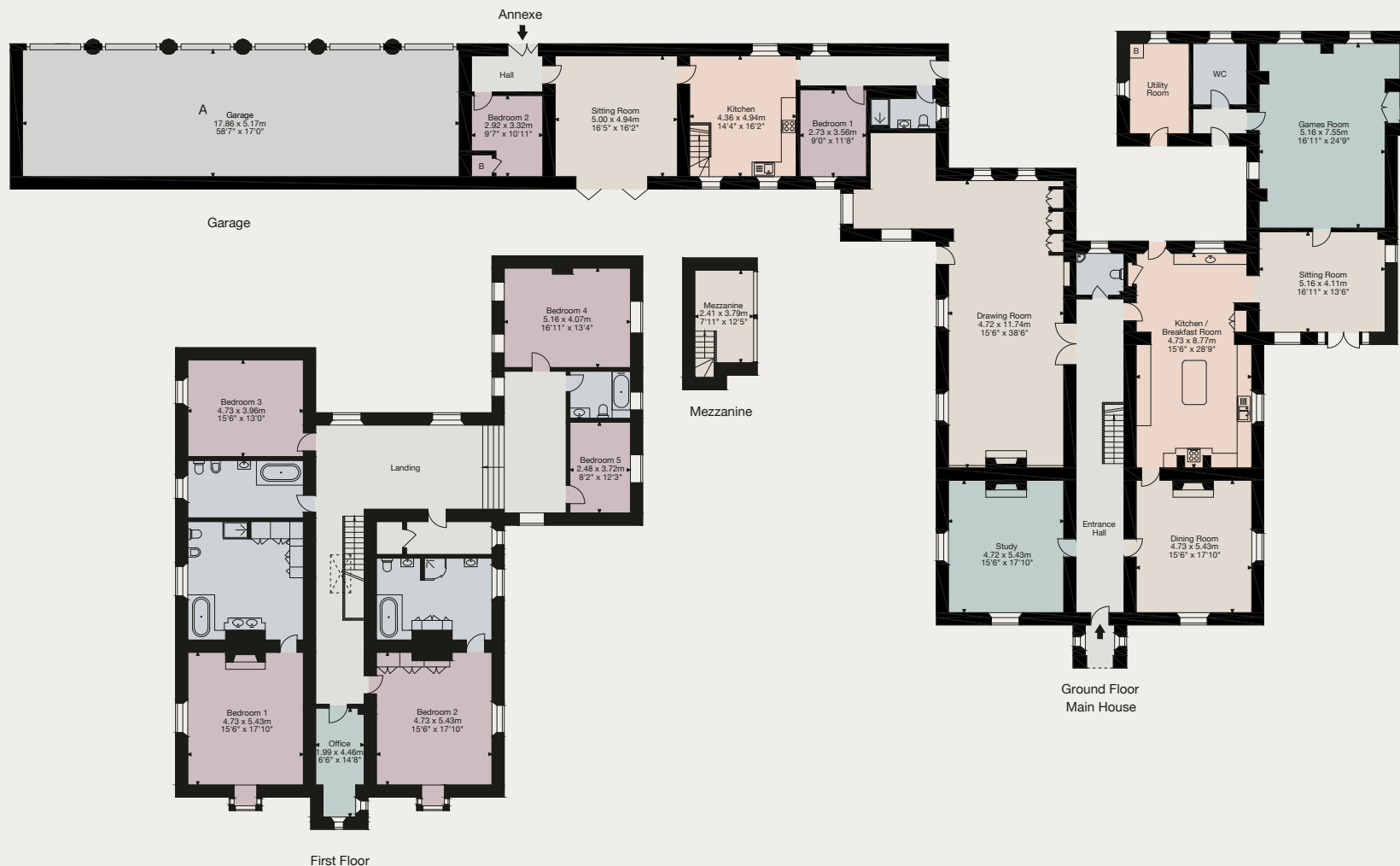
**Gross Internal Area (Approx.)**

**Main House** = 558 sq m / 6,009 sq ft

**Annexe** = 87 sq m / 946 sq ft

**Garage** = 92 sq m / 990 sq ft

**Total Area** = 737 sq m / 7,945 sq ft



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