



JAMES PYLE & CO.



Nettleton House, Nettleton, Chippenham, Wiltshire, SN14 7NN

Detached country house
Outstanding enviable rural setting
Private grounds of 6 acres
5 bedrooms
Self-contained 2 bedroom annexe
3 reception rooms
Tennis court
Triple garaging and further outbuildings



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,850,000

Approximately 4,813 sq.ft including annexe,
garaging and outbuildings

'This substantial country house occupies a truly enviable setting nestled within the beautiful Cotswold countryside and set within 6 acres of private grounds'

The Property

Nettleton House commands a spectacular enviable setting with outstanding views across its 6 acres of glorious private gardens, paddock and the surrounding rolling Cotswold countryside. This peaceful backwater location is situated on the edge of the village of Nettleton near Castle Combe. Approached over a long tree-lined sweeping drive, the property is believed to have been built in 1948 and later extended offering substantial and well-presented accommodation of around 3,300 sq.ft.

The ground floor configuration includes three spacious reception rooms which all take full advantage of the picturesque outlook. The reception rooms are accompanied by a study and a conservatory. The kitchen is open plan to a breakfast room and is fitted with a range of solid English oak units and an Aga. Adjoining the kitchen there is a utility room and larder. On the first floor, there are five bedrooms and ample

built-in storage throughout. Two of the bedrooms benefit from en-suite bathrooms while there is an additional family bathroom located off the landing.

Externally, the house is accompanied by a triple garage with ancillary accommodation over. This fantastic further accommodation suits a range of needs designed as a fully self-contained two-bedroom flat offering potential to house independent family members, guests, or a home office suite. Additional outbuildings include a workshop and adjoining store.

The exquisite grounds are a particular feature of Nettleton House positioned mostly to the south-east and laid to lawns interspersed with well-established trees and vibrant perennial borders. There is a modern hard-surface tennis court to enjoy. Beyond lies a 3 acre paddock ideal for the keen equestrian with a field shelter/barn providing potential for stables.



Situation

The property is rurally located within the little hamlet of Nettleton Shrub situated on the outskirts of the village of Nettleton and set amongst beautiful unspoilt 'Area of Outstanding Natural Beauty' Wiltshire countryside. There are excellent walking routes available almost immediately off the doorstep with a choice of off-road bridleways and footpaths to explore. Nettleton Shrub has many charming villages within easy reach including Burton, Castle Combe, Acton Turville, Marshfield and Yatton Keynell which between them host an array of local club and village hall activities. Burton lies 1.5 miles away and has a new farm shop and café, as well as the popular pub The Old House at Home. The picturesque village of Castle Combe is a 5-minute drive away whilst the prestigious Manor House Hotel is within walking distance and boasts an 18-hole golf course and a Michelin star restaurant. Acton Turville has a village shop and post office, and a highly sought-after

Primary School. The larger village of Yatton Keynell also has a shop with post office, and an excellent Primary School. Marshfield is a short drive away which offers a good range of further amenities including a primary school, two pubs, post office, garage, general stores and doctor's surgery. There is an active Church community within the villages of Burton, Nettleton and West Kington. The cultural city of Bath (25 minutes' drive) and the town of Chippenham (15 minutes) have a comprehensive range of facilities and excellent Secondary Schools. Chippenham train station has regular services to London, whilst Junctions 17 and 18 of the M4 motorway are equally convenient providing excellent access to Reading, Swindon, London, Bristol and the M5 towards Cheltenham and Gloucester. The Badminton Estate which is home to the world-famous Badminton Horse Trials is only a 10-minute drive away. Other sporting pursuits include golf at Castle Combe which also has a motor racing circuit and horse racing at Bath and Cheltenham.





Additional Information

The property is Freehold with oil-fired heating, private drainage, mains water and electricity. The annexe has electric heating. There are solar panels providing electricity on a feed-in tariff. The property is located within the Cotswold Area of Outstanding Natural Beauty. There are two public footpaths which run along the far edges of the boundaries. Superfast broadband is available and there is mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker website, please check the website for more information. Wiltshire Council tax band G.

Directions

From the B4039 at the Salutation Inn crossroads, take the turning signposted towards Nettleton heading south. Follow this lane for approx. 1mile and then take the second right hand turn to Nettleton. Follow this lane and locate the property on the left-hand side as indicated by the house name. Postcode SN14 7NN

What3words: ///lyrics.quick.sunset



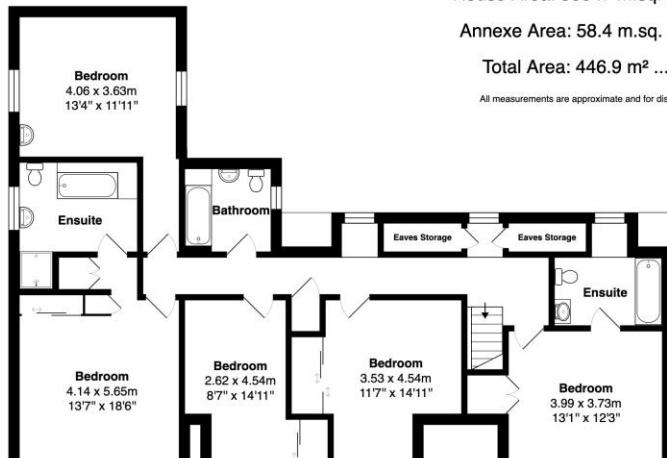


House Area: 306.7 m.sq ... 3302 sq.ft.

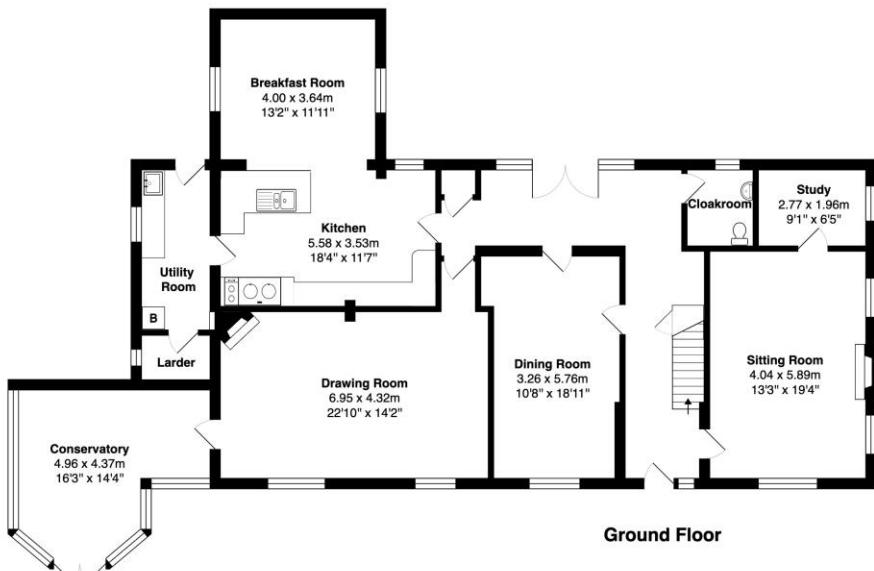
Annexe Area: 58.4 m.sq ... 629 sq.ft.

Total Area: 446.9 m² ... 4811 ft²

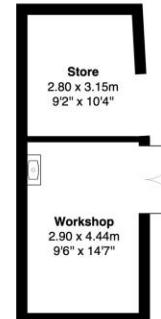
All measurements are approximate and for display purposes only



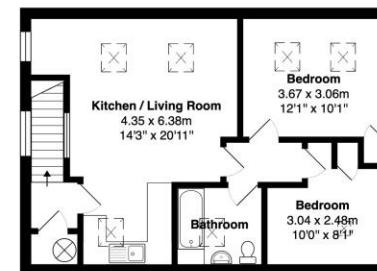
First Floor



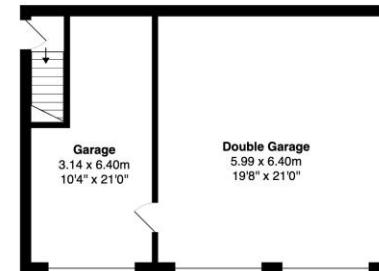
Ground Floor



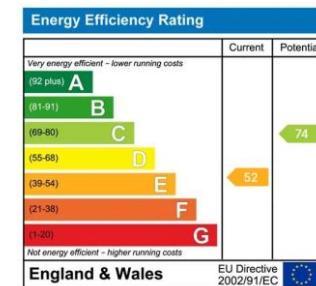
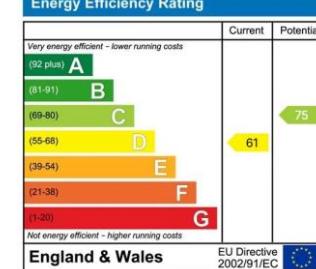
Outbuilding



Garage First Floor



Garage Ground Floor



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