



JAMES PYLE<sup>co</sup>



**Charter House, 10 High Street, Colerne, Chippenham, SN14 8DD**

Grade II Listed village house  
 Elegant character features  
 Excellent proportions and ceiling height  
 5/6 bedrooms  
 3 reception rooms  
 Aga kitchen/breakfast room  
 3 bathrooms  
 Enclosed secure garden  
 Private parking for two cars  
 Centre of Cotswold village location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
 James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 10927906

**Guide Price: £735,000**

Approximately 2,441 sq.ft



‘A substantial Grade II Listed village house with elegant, superbly proportioned accommodation, complete with private off-street parking and a secure garden’

### The Property

Charter House, a significant wing of an 18th Century farmhouse, is tucked away in the very heart of the desirable Cotswold village of Colerne. With an unassuming frontage, this Grade II Listed property boasts deceptive and generous accommodation spanning over 2,400 sq.ft., exuding elegance and character throughout. Features include stone mullion and sash windows, traditional fireplaces, exposed beams, and charming panelling details.

The spacious ground floor is designed for both comfortable family living and entertaining, offering three versatile reception rooms, an entrance hall, and an impressive kitchen/breakfast room. The sitting room and drawing room both feature elegant fireplaces, and all three reception rooms interconnect, creating a natural flow. The kitchen is a fantastic focal point, fitted with a large island breakfast bar, an Aga, and a separate oven and

hob. A convenient utility/pantry accompanies the kitchen.

Above the kitchen area, there are two well-proportioned double bedrooms and a bathroom. The main first-floor accommodation is accessed via a separate staircase and comprises three additional bedrooms, an office/sixth bedroom, and two further bathroom facilities.

Externally, Charter House benefits from a private driveway providing off-street parking for two cars, a rare and valuable asset for a High Street location. The fully enclosed rear garden offers a secure and private space to enjoy. A spacious terrace, perfect for outdoor entertaining, adjoins the principal ground floor rooms, with steps leading up to a small lawn area.

### Situation

Colerne is a quaint and attractive South

Cotswolds village, approximately 7 miles from the historic Georgian city of Bath. Surrounded by beautiful Cotswold countryside, Colerne offers a vibrant community and a range of local amenities including two pubs, a C of E primary school and playgroup, a post office and village shop. Recreational facilities include a football club, playing field, rugby club, and skate park. Further amenities include the village hall, church, and village allotments. The area benefits from excellent public and private schools in nearby Chippenham, Corsham, and Bath city. There is a regular bus service connecting to both Bath and Chippenham. Junctions 17 and 18 of the M4 are within easy reach, and both Bath and Chippenham provide mainline train services to London Paddington. On the edge of the village lies the impressive Lucknam Park estate, offering a Michelin star restaurant and spa.

### Additional Information

The property is Freehold with mains gas-fired

central heating, mains drainage, water, and electricity. It is located within the Cotswold Area of Outstanding Natural Beauty and a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker website; please check the website for more information and mobile coverage. Wiltshire Council Tax Band F.

### Directions

The property is located in the centre of the village along the High Street by the corner to Silver Street.

Postcode SN14 8DD

What3words: ///scales.airbrush.grips

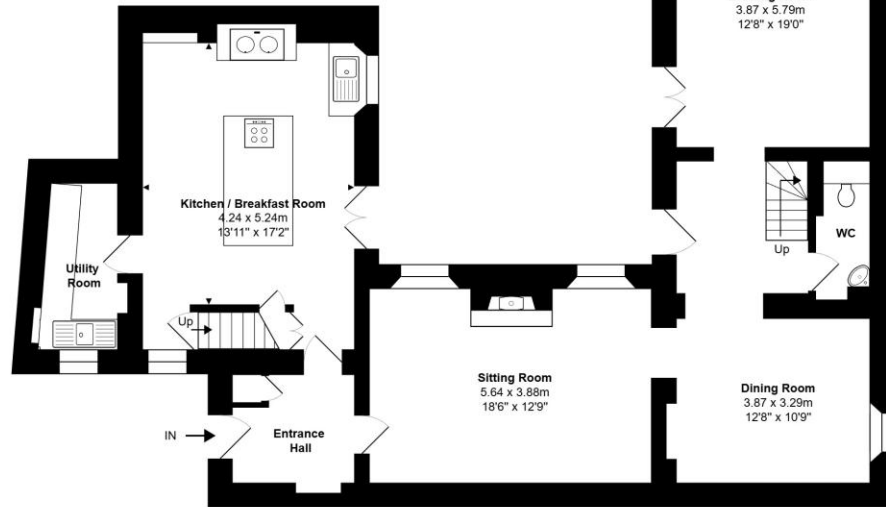


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		73
D (55-68)		
E (39-54)	50	
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total Area: 226.8 m<sup>2</sup> ... 2441 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Ground Floor



First Floor



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