






THE OLD VICARAGE

Lacock, Wiltshire, SN15



A BEAUTIFUL HOME IN AN AREA OF OUTSTANDING NATURAL BEAUTY.

Offering elegant and contemporary living, set within approximately
0.85 acres of landscaped gardens in a highly sought-after village
setting.

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Land Area: 0.85 acres

Services: We have been advised the property is connected to mains water, gas, electric and fibre broadband. Sewerage is facilitated by a Klargester treatment plant.

Whilst the property operates on gas central heating, additional internal radiators were added to support a future ground source conversion.

Local Authority: Wiltshire Council | Council Tax: H | Method of Sale: Freehold

what3words: ///attaching.natural.crackles

Viewings: Strictly by prior appointment with the agent Knight Frank LLP



SUMMARY OF ACCOMMODATION

Ground Floor:

Hallway | Study | Sitting Room | Boot Room | WC | Dining Room | Family Room | Kitchen & Breakfast Room | Utility | Gym

First Floor:

Master Bedroom (En Suite) | Bedroom 2 | Bedroom 3 | Family Bathroom | Bedroom 4 | Bathroom | Bedroom 5 (or Dressing Room) | Laundry Cupboards and significant boarded loft storage.

Garden and Grounds:

Walled Driveway | Formal Terrace | Kitchen Terrace | Undercroft (via Garden) | Plant Room | External WC

House & Garden:

0.85 acres including formal cottage garden, herb & vegetable garden and side garden (with stream)









SITUATION

Bowden Hill lies on the edge of the historic National Trust village of Lacock, widely recognised for its unspoilt stone architecture, located within an Area of Outstanding Natural Beauty and Conservation Area. The village offers a strong sense of community together with a primary school, village inns, café and the renowned Lacock Abbey.

The nearby market town of Chippenham lies approximately 2½ miles to the north east and provides a wide range of amenities, together with a mainline railway station offering direct services to London Paddington in around 70 minutes. Junction 17 of the M4 is readily accessible, providing convenient links to Bath, Bristol and the wider motorway network.







THE HOUSE

The Old Vicarage is an imposing and elegant period house, built in 1862 and constructed of natural stone beneath a pitched tiled roof, with bespoke oak timber-framed double glazed casement windows and original features retained throughout. The house was comprehensively renovated by Stonewood Builders in 2018 to provide light filled, well-balanced accommodation extending to approximately 406 sq m (4,370 sq ft.). As part of the renovation process, the kitchen was extended, with all services replaced, including a new treatment plant and drainage infrastructure, a replacement roof, windows, external doors, plumbing, heating and electrics, whilst installing partial underfloor floor heating, with flagstone floors and engineered oak installed throughout.

The ground floor centres around a striking kitchen/breakfast room with external terrace, flooded with natural light from a large roof lantern and offering direct access to the gardens. The bespoke kitchen features an Aga and integrated Gaggenau appliances, complemented by a utility room. There are four principal reception rooms, a gym, and undercroft storage with plant room. Upstairs, a large landing leads to four double bedrooms, including a principal suite, served by two further bathrooms.





OUTSIDE

The house sits centrally within approximately 0.85 acres of established and beautifully landscaped gardens. The grounds have been carefully arranged to create a series of formal and informal areas, including expansive lawns, stone terracing and stepped garden levels defined by traditional stone retaining walls.

Mature hedging, shrubs and specimen trees provide a high degree of privacy and seclusion, while several seating and entertaining areas have been positioned to take full advantage of the peaceful setting and views back towards the house.

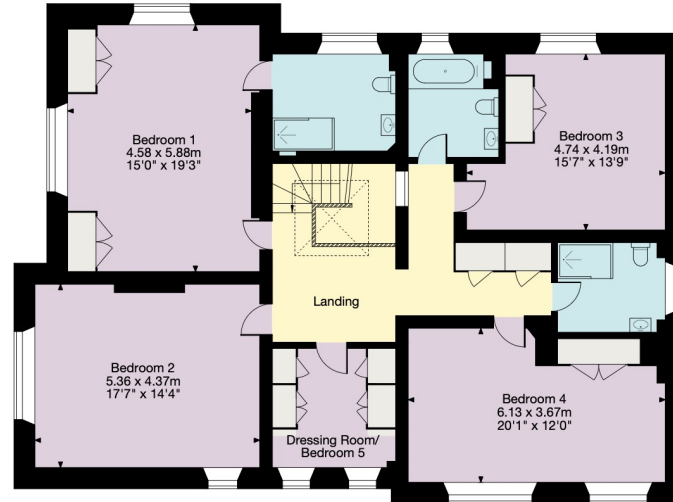




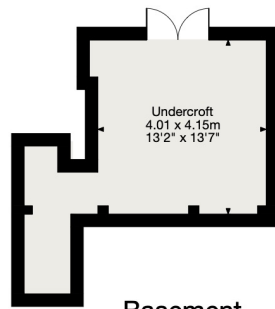


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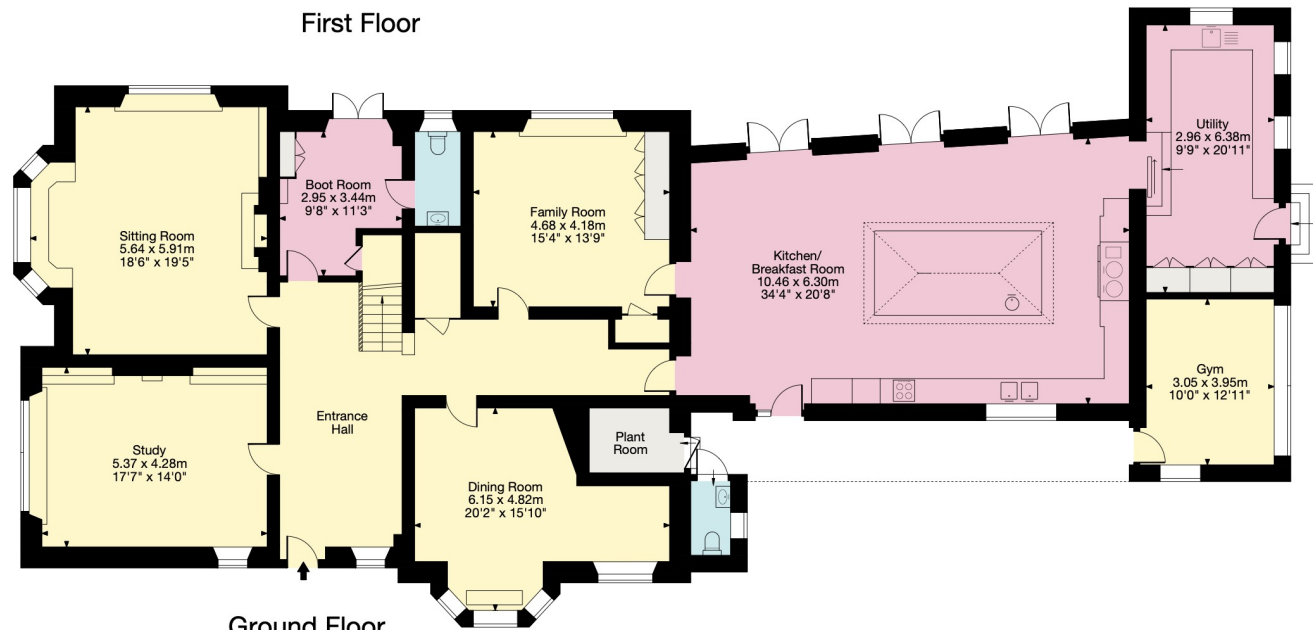
Gross Internal Area (Approx.)
Total Area (excl. Undercroft) = 406 sq m / 4,370 sq ft



First Floor



Basement



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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