



# CLEEVE GRANGE

Seend, Wiltshire



## AN IMMACULATE, MODERNISED AND EXTENDED FAMILY HOUSE WITH ANNEXE AND WONDERFUL SOUTH-FACING VIEWS

Cleeve Grange is a substantial and beautifully presented home with light, versatile accommodation, set in about an acre of grounds.

### Summary of accommodation

**Ground Floor:** Reception hall | Sitting room | Kitchen/dining/family room | Utility | Study | Entertainment room | Snug

**First Floor:** Principal bedroom with adjoining shower room | Bedroom with adjoining shower room | Further Bedroom | Family bathroom

**Second Floor:** Bedroom with shower room

Double garage | Swimming pool | Annexe | Gym | Office

**Distances:** Devizes and Melksham 5 miles, Chippenham 12 miles (Paddington from 65 minutes), Bath 17 miles  
Pewsey 17 miles (Paddington from 56 minutes), Marlborough 19 miles and Swindon 24 miles  
(All distances and times are approximate)





## LOCATION

Cleeve Grange is an impressive and substantial house of about 5,422 sq/ft, situated in an elevated position on the edge of Seend, an attractive village to the west of Devizes. The village has a shop/post office, primary school, public house, a church, village hall and recreational ground. Devizes has a variety of shops and a weekly market; the market towns of Marlborough and Chippenham and the Georgian city of Bath are within easy reach. There are many well-regarded state and independent schools in the area, including Stonar, Dauntsey's, St Mary's and St Margaret's in Calne, Marlborough College, as well as a variety of schools in Bath.



## THE PROPERTY

Cleeve Grange has been extended and updated to a high standard with great flair and attention to detail to create a fabulous house with light, flowing accommodation arranged over three floors.

At the heart of the house is a fantastic open plan kitchen/breakfast room with double aspect sitting area and doors leading on to a sheltered terrace. The kitchen has an island, a variety of integrated appliances and white quartz work surfaces. The adjacent sitting room has oak flooring, and there is a useful study/playroom.

Steps from the sitting room lead up to an impressive games room with tiled floor and bi-fold doors opening on to a raised deck. This triple aspect room has a bar and an adjacent snug with a wet room. A further set of stairs provides access to an attractive guest bedroom suite above.

On the first floor, there is a superb double-aspect principal bedroom with a vaulted ceiling, air-conditioning, and a Juliette balcony; a dressing area and a shower room with twin basins. There is a further bedroom with an en suite shower room, a third bedroom with air conditioning, a family bathroom and stairs up to a second-floor bedroom with a bath and shower.

The property is approached via a pair of electric gates with a drive leading down to a parking area and double garage. A set of internal stairs leads to an Annexe above with a kitchenette/sitting room, a bedroom and a WC. It is currently set up as a gym and home office, but could be used as additional accommodation for guests or family.

The beautiful mature gardens lie to the south of the house and enjoy attractive rural views. The property is ideally set up for entertaining and includes a fabulous outdoor heated pool with sheltered terrace, decked area and outdoor kitchen with pergola and louvred roof.



# PROPERTY INFORMATION

EPC Rating: C

Local Authority: Wiltshire Council

Council tax: Band E

Tenure: Freehold

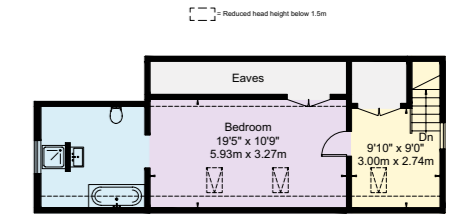
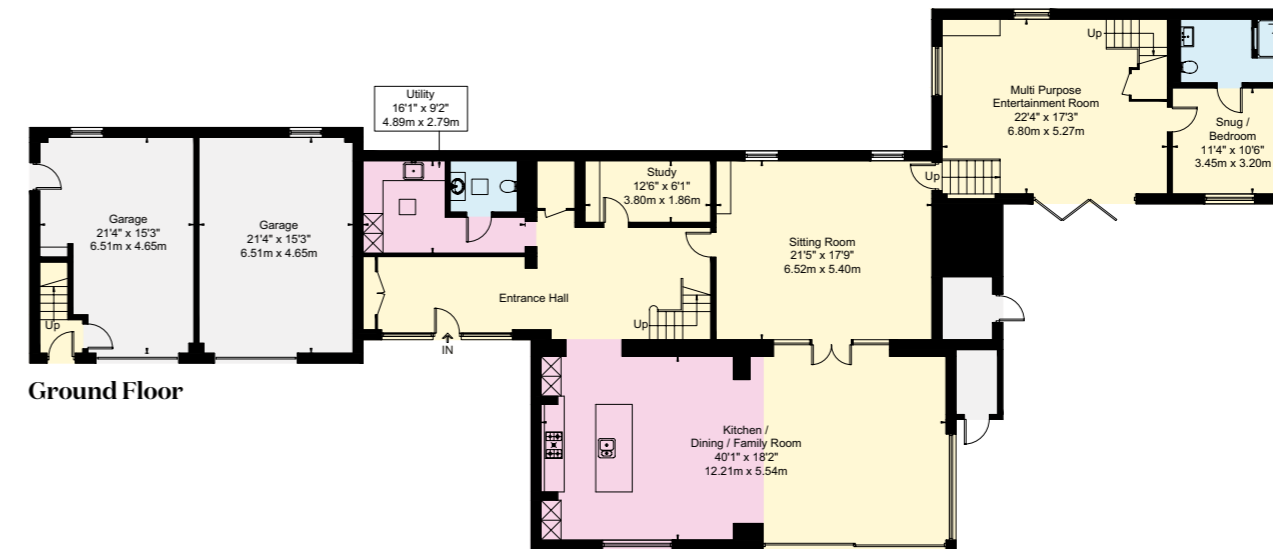
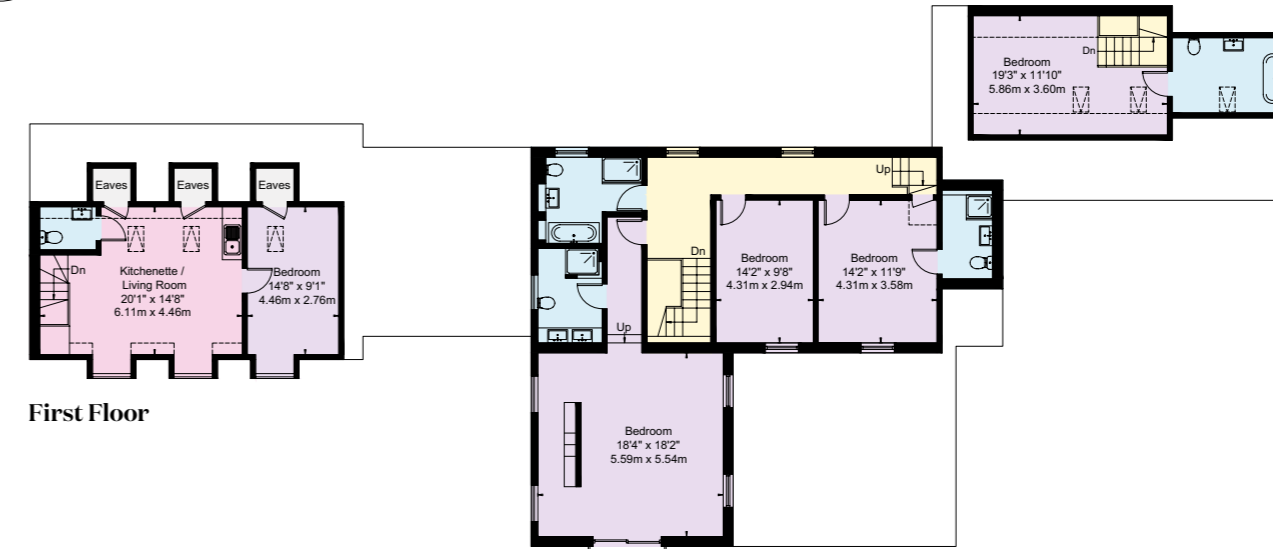
Services: Mains water and electricity. Private drainage. Air source pump with underfloor heating on the ground floor and electric underfloor heating in the bathrooms. Air conditioning in two bedrooms.

Post Code: SN12 6PG

What3words: ///grins.loaf.green

## VIEWING

Viewing by prior appointment only with the agents.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Area = 4726 sq ft / 439.1 sq m  
 Garage = 664 sq ft / 61.7 sq m  
 Outbuilding = 32 sq ft / 3.0 sq m  
 Total = 5422 sq ft / 503.8 sq m  
 (Excluding Eaves)

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.

I would be delighted  
to tell you more.

**Rob Wightman**

01488 688547

rob.wightman@knightfrank.com

**Knight Frank Hungerford**

Ramsbury House, 22 High Street

Hungerford, RG17 0NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated April 2026. Photographs and videos dated 2025. Reference: RMCW/HNG012608975. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)