

THE OLD KING WILLIAM

Nettleton, SN14



A CHARMING, DETACHED, FOUR-BEDROOM CHARACTER HOME

As a former village inn, the property combines period character, balanced living space and privacy in a sought-after Cotswold village near Bath.



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Land Area: 0.31 acres

Services: We are advised that the property is connected to mains electricity and water, private drainage (septic tank), oil-fired central heating and fibre broadband.

Local Authority: Wiltshire | Council Tax Band: G

what3words ///combining.piano.test

Method of Sale: We are advised that the property is Freehold

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



SITUATION

The Old King William is located in the highly regarded village of Nettleton, within the Cotswolds Area of Outstanding Natural Beauty. The setting offers a strong sense of countryside living, while remaining conveniently placed for Bath and Chippenham, the latter providing mainline rail services to London Paddington in around 60 minutes.

Everyday amenities are available in the nearby villages of Acton Turville and Yatton Keynell, while Bath offers a comprehensive range of independent shops, restaurants and cultural attractions, together with a selection of well-regarded state and private schools.





THE HOUSE

Dating from around 1600 and formerly one of the village's two public houses, The Old King William offers well-balanced accommodation with a strong sense of character throughout. A generous reception hall with oak flooring and an open fireplace provides an inviting introduction and leads through to the principal living spaces, which are naturally arranged and well connected. At the centre of the house is the Neptune kitchen/breakfast room, fitted with a marble-topped island and range cooker, designed for both everyday use and entertaining, and opening into a conservatory that connects directly to the terrace and garden beyond.

The living room is positioned to one side of the house, creating a private and distinct space, with exposed beams, a wood-burning stove and excellent natural light. The dining room with its fireplace and original bread oven lies just off the hall and connects to both the kitchen and a further reception/play room, offering flexibility for family living and entertaining. Additional accommodation includes a utility/boot room and a first-floor study. Upstairs are four bedrooms, including three well-proportioned doubles, served by a family bathroom and separate shower room.







OUTSIDE

The gardens are a notable feature of the property, predominantly laid to lawn and bordered by established planting, including a variety of fruit trees such as apple, pear and damson. The space feels private and enclosed, with an easy connection from the house into the garden, creating an attractive setting for both family life and entertaining.

A generous flagstone terrace runs along the rear elevation, with a timber pergola providing a defined seating and dining area, directly connected to the kitchen and conservatory. To the front, a gravel driveway provides parking for several vehicles and leads to a double garage with power supply, positioned alongside the house.





The Old King William

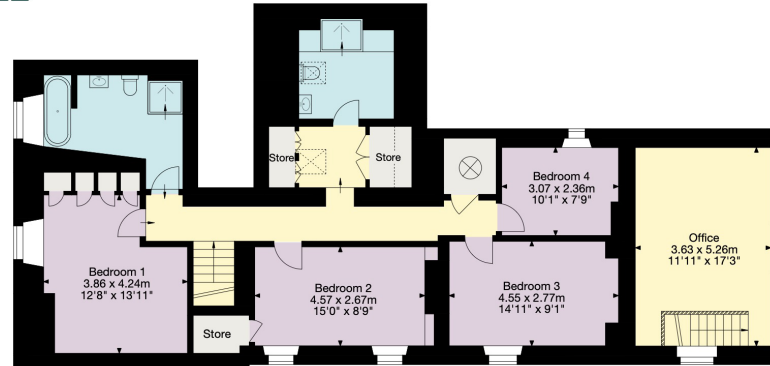
Nettleton, Wiltshire

Gross Internal Area (Approx.)

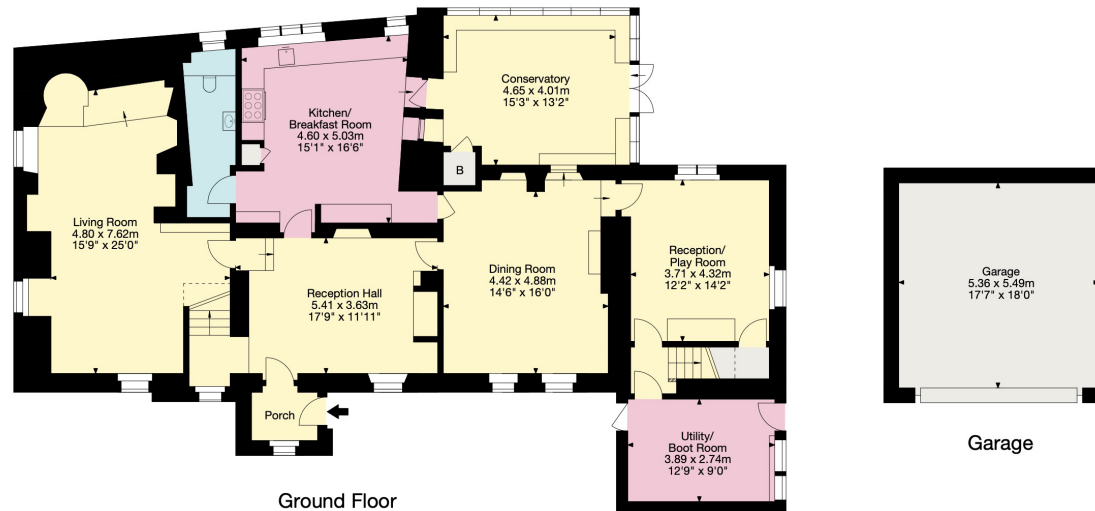
Main House = 292 sq m / 3,143 sq ft

Garage = 29 sq m / 315 sq ft

Total Area = 321 sq m / 3,458 sq ft



First Floor



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

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