

 JAMES PYLE & Co.



The Bridge House, The Street, Castle Combe, Chippenham, Wiltshire, SN14 7HU

An exceptional Grade II listed house
Iconic position within Castle Combe
Stunning interior with generous ground floor space
4 reception rooms
Aga kitchen open plan to the dining room
3 bedrooms, 2 bathrooms
Glorious, large garden
Ample private parking
Outbuildings with power



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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: 08184953

Price Guide: £1,395,000

Approximately 2,737 sq.ft excluding outbuildings



‘The Bridge House is the epitome of the Cotswolds, located on Castle Combe’s most iconic street’

The Property

The Bridge House is located on one of Castle Combe's most iconic streets. Dating back to the 1600s and Grade II Listed, the quintessential front elevation is most deceptive as the property is predominantly arranged at the rear offering stunning accommodation coupled with a glorious garden. The spacious accommodation spans to over 2700 sq.ft and is particularly generous on the ground floor. Showcasing a plethora of charm and character throughout, the property has been sympathetically updated with modern upgrades including underfloor heating in the majority of the ground floor.

At the heart of the ground floor there is a highly desirable kitchen open plan to a dining room with views over the garden. The kitchen boasts an impressive high vaulted

ceiling plus an oil-fired Aga, island unit and stone floors. Adjoining the kitchen there is a characterful living room with stone fireplace and wood-burning stove inset, whilst steps lead up to a wonderful mezzanine floor above. There are two further reception rooms also with fireplaces. A cosy snug leads to the front drawing room which features a magnificent inglenook fireplace and charming window seats. An oak staircase leads up to the first floor which comprises three bedrooms, a family bathroom with separate shower and roll-top bath, plus an en-suite shower room to the principal bedroom. For those needing additional space, planning was passed by Wiltshire Council in 2001 to create a fourth bedroom with en suite within the mezzanine area above the snug. It is understood that this planning is still valid today.

Sitting within a c.0.41 acre plot, the enviable

gardens are a delightful private haven to enjoy overlooking a picturesque wooded valley. The garden is arranged into three principal areas comprising a large secluded seating terrace off the kitchen, a good-sized central lawn and a further top lawn with wild flowers. Within the grounds there are a range of outbuildings including a timber studio which has power, lighting, an electric burner and a colonial style covered porch terrace. Additionally, there is a further outbuilding comprising a workshop, carport and greenhouse. The Bridge House has the superb benefit of ample private parking which is entered via residents only access off Water Lane. A driveway sweeps around to a gravelled parking bay beside the carport.

Situation

The very pretty South Cotswolds village of

Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Dolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.





Additional Information

We understand the property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is Grade II Listed and located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band F.

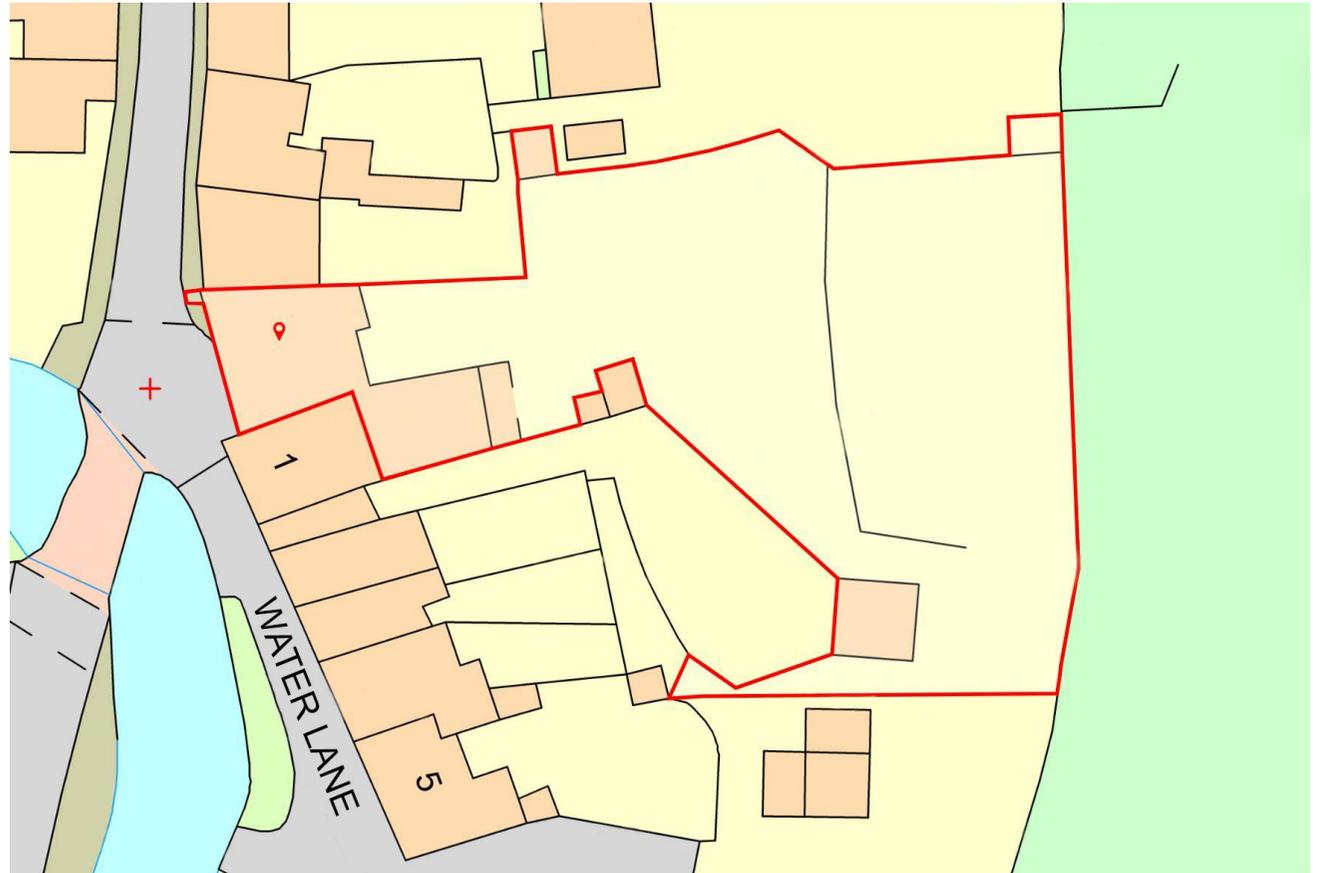
Directions

From the North via the B4039, turn towards the village and drop down the hill into Castle Combe passing the market cross continuing south. The cottage is located on the left hand side just before the bridge. The vehicular access is located behind the private gate off the bridge onto Water Lane. Follow the cobbled drive through the gate and bear left to follow the track around the back of the row.

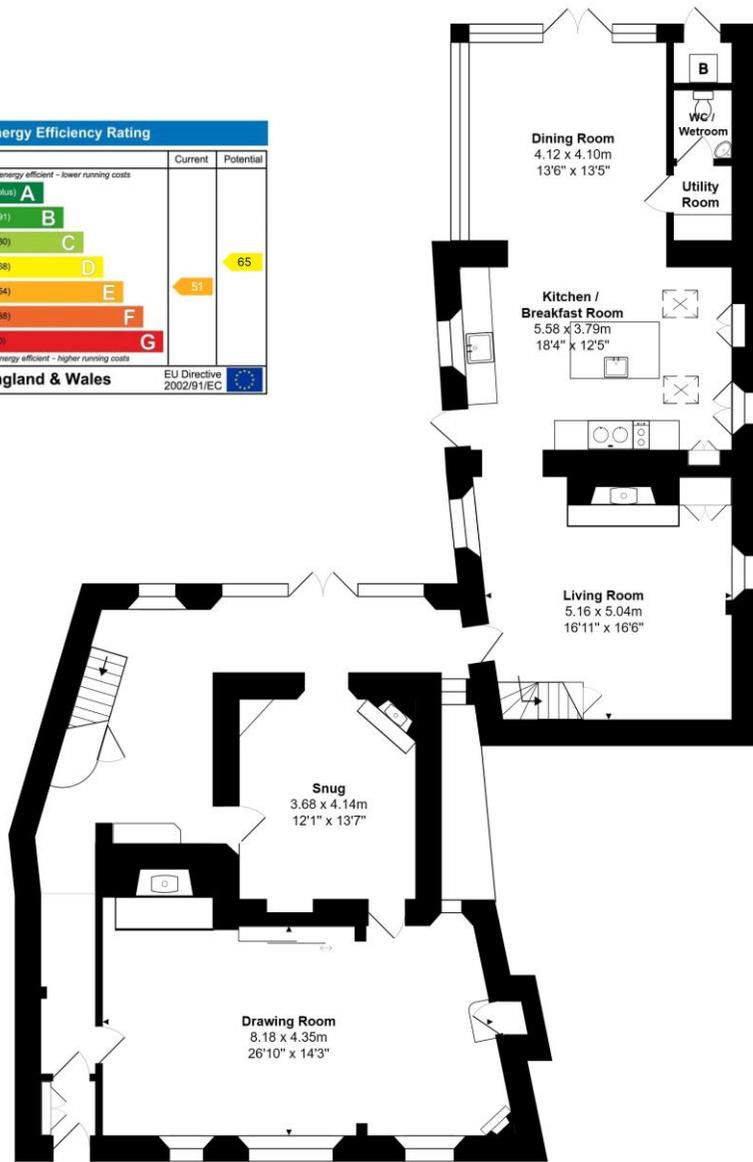
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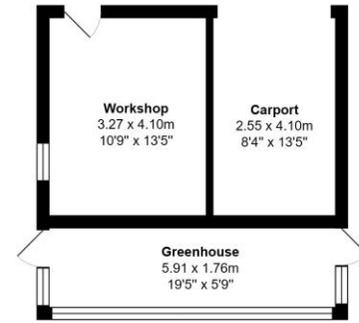
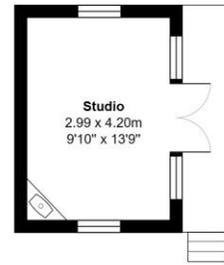
Driveway parking What3words: [///clashing.homecare.pounds](https://www.what3words.com/clashing.homecare.pounds)



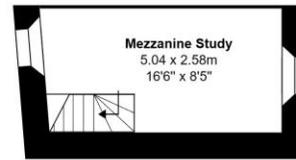
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		65
(21-38)	F	51	
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor

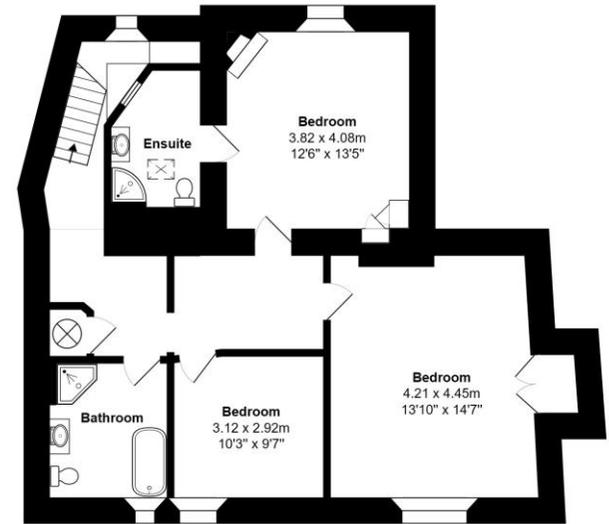


Outbuildings



Total Area: 304.1 m² ... 3273 ft²
House Area: 254.2 m.sq ... 2737 sq.ft

All measurements are approximate and for display purposes only



First Floor

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