



JAMES PYLE & CO.



**Lanhill House, Lanhill, Chippenham, Wiltshire, SN14 6LY**

Grade II Listed country house  
Gardens and grounds of 3 acres  
5 bedrooms  
5 reception rooms  
2/3 bedroom annexe  
Extensive garaging  
Private gated driveways  
Excellent links to Bath and London



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
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**Guide Price: £2,500,000**

Approximately 6,929 sq.ft excluding garaging

‘Commanding private, well-screened grounds of 3 acres, this magnificent Grade II Listed country house boasts impressive architecture and secondary accommodation’



## The Property

Lanhill House is a magnificent Grade II Listed country house set within 3 acres of gardens and grounds with an impressive entrance through electric gates to a sweeping circular driveway framed by roses. Lanhill House was built by James Thomson in 1845 as part of the J. Neeld estate, reputedly for the estate manager. The unique design incorporates a front projecting porch tower with a spectacular bell turret and sundial. According to the book by Marcus Binney, Lanhill House is described as one of the 500 best buildings in Britain and Ireland.

The principal accommodation is generously proportioned coupled with excellent ceiling height and tall casement windows extending to just under 6,000 sq.ft. and yet is manageable and comfortable. In the main house there are five bedrooms, four

bathrooms and five well-proportioned, light-filled reception rooms, coupled with an impressive marble finished kitchen.

A former stable block has been converted to an adjoining a self-contained 2/3 bedroom annexe (946 sq.ft.) which is ideal for dependent relatives, a house-keeper, or similar.

Externally, Lanhill House commands a mature private plot screened by well-established trees and high stone walls offering a great degree of privacy and seclusion. In addition to the front driveway, there is second gated vehicular drive at the rear leading to an extensive 6-bay garaging and other useful outbuildings. The gardens wraparound the house landscaped into various areas including a charming walled garden with a seating terrace, extensive lawns, a lily pond with a water feature, and a vegetable garden. Beyond the formal

gardens there is a 0.9 acre paddock with vehicular access. The grounds feature an array of specimen trees whilst within the paddock there are fruit trees.

## Situation

Located just 2 miles north-west of Chippenham, Lanhill is a rural hamlet remnant of ancient history with the Lanhill Long Barrow chamber. 1.5 mile away is the popular village of Yatton Keynell which has excellent facilities including a village shop, doctors surgery, pub and primary school. The property is conveniently accessible to town amenities whilst occupying a countryside setting. The A420 provides fast access to the city centres of Bath and Bristol both achievable within 35 minutes. Nearby Chippenham provides an excellent range of facilities plus mainline train services to London (Paddington) in as little as 69 minutes. Junction 17 of the M4 is situated 5

miles away for fast vehicular access to London and the M5. There is a superb choice of both state and private schooling at Chippenham and Bath. Horse racing can be found at Bath and the nearby famous Cotswold village of Castle Combe has a Peter Alliss designed 18-hole golf course, circuit track racing and a Michelin star restaurant.

## Additional Information

The property is Freehold with oil-fired heating, an upgraded private sewerage treatment plant, mains water and electricity. There is an automated irrigation system throughout the garden. The property is Grade II Listed. Ultrafast 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 H.





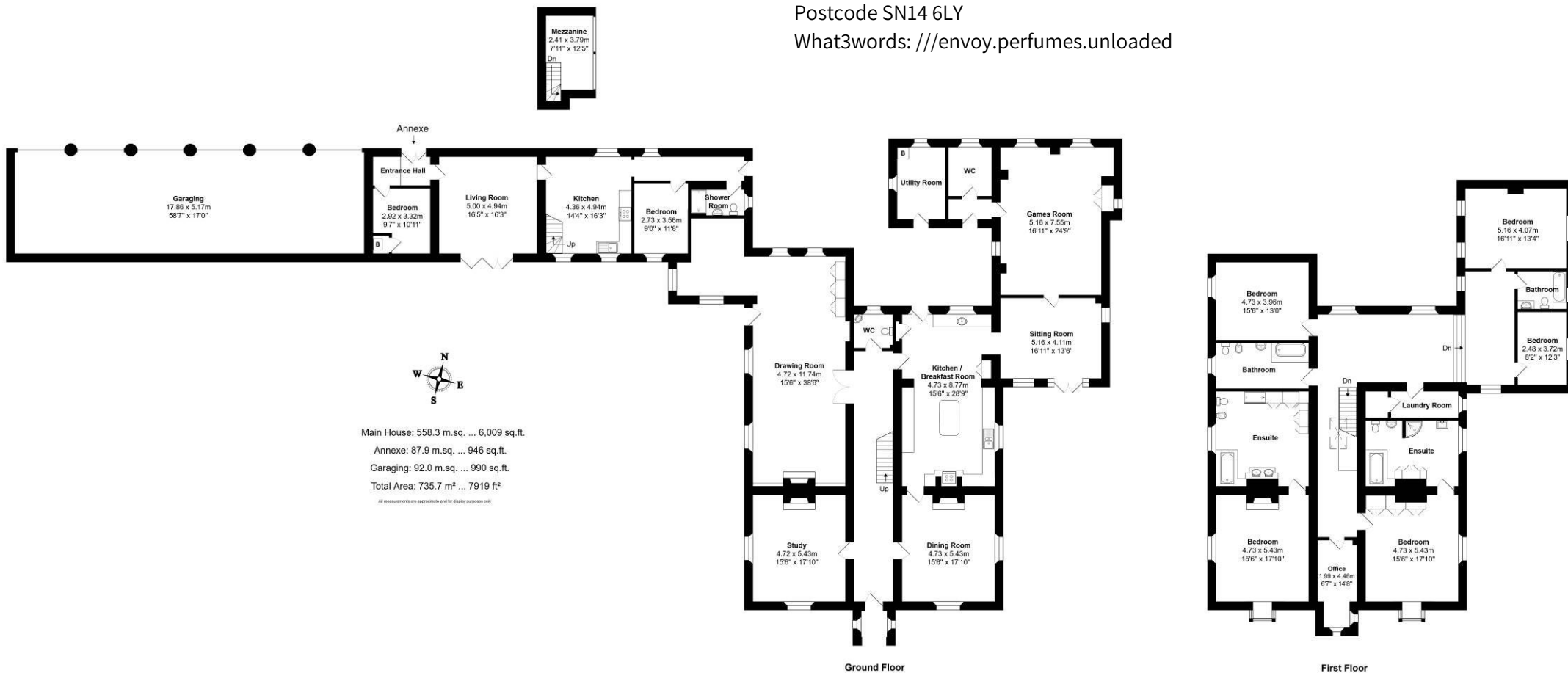


## Directions

From Chippenham, follow the A420 towards Castle Combe. Take the right hand turn at the junction to Yatton Keynell onto the B4039, and locate the gated driveway to Lanhill House shortly afterwards on the right hand side.

Postcode SN14 6LY

What3words: ///envoy.perfumes.unloaded



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