

strakers

Orchard House Cheeseley Hill, Grittenham, Chippenham, SN15 4JX

In branch | Online | On the move
strakers.co.uk

Orchard House Cheeseley Hill, Grittenham, Chippenham, SN15 4JX

£995,000

A rare opportunity to purchase a substantial 4000 sq ft, five bedroom, five reception room, five bathroom detached family home, with separate one bedroom apartment, indoor swimming pool and triple garage, occuping a wonderful plot of circa 0.85 acres, with far-reaching countryside views, and offered with No Onward Chain.

- Five Bedroom Detached Family Home - No Onward Chain
- 4000 sq ft of Accommodation - Planning Permission for Further Extensions
- Circa 0.85 Acre Plot, Far-Reaching Countryside Views
- Separate One Bedroom Apartment / Annexe
- Five Reception Rooms & Indoor Swimming Pool
- Five Bathrooms & Downstairs Cloakroom
- Fitted Kitchen with Separate Utility Room
- Triple Garage & Large Gated Driveway
- Rural Position, Easy Access to Motorway
- Additional Land & Detached Bungalow Available (Subject to Separate Negotiations)

Freehold

EPC Rating C









Orchard House is an impressive five bedroom detached farmhouse with separate one bedroom apartment, offering 4,000 sq ft of spacious and versatile accommodation, set within a secluded and private plot of circa 0.85 acres. Approached via a sweeping gated gravel driveway, the property enjoys an idyllic setting, complemented by far-reaching views across the surrounding countryside to the rear, and is offered with No Onward Chain.

The accommodation is arranged over three levels, briefly comprising: entrance vestibule, entrance hall, downstairs cloakroom, generous triple-aspect sitting room with feature multi-fuel burning stove, dual-aspect dining room, well-appointed kitchen , itted with a comprehensive range of units, separate utility room, dual-aspect family room, with bi-folding doors to the rear, impressive indoor swimming pool complex, with adjoining facilities including a dedicated plant room, gym / office and a shower room with WC.

The first floor accommodation comprises of four double bedrooms, including the impressive principal bedroom with en-suite bathroom, incorporating a bath and separate shower, a further guest bedroom with en-suite shower room, the remaining two bedrooms and the family bathroom. A further staircase rises to the second floor, providing an extensive fifth double bedroom, with its own reception room, and en-suite shower room.

Externally, the property is approached via its sweeping gravel driveway, providing ample parking for several vehicles in addition to the integral triple garage.

Above the triple garage is a separate one bedroom flat, perfect as an annexe, air bnb or holiday let.

The gardens are predominantly laid to lawn, complemented by established herbaceous and mixed shrub borders, together with a variety of mature trees, creating an attractive and private setting in which to enjoy the property's wonderful countryside surroundings.

Please Note: Additional Land and a Detached Bungalow may be available via separate negotiations

Situation
Grittenham is a small hamlet, located approximately a mile and a half south of Brinkworth, the longest village in England. Local facilities include a primary school, nursery, church and a public house famous for its good food. These rural surroundings provide excellent opportunities for outdoor pursuits including hunting, fishing, horse riding and shooting.

Property Information
Council Tax Band: H - Please note: The existing tax band is for the entire farm including a separate bungalow, which is not included within this sale.

Freehold

Mains Water and Electricity

Private Drainage

Oil Fired Central Heating

EPC Rating: C

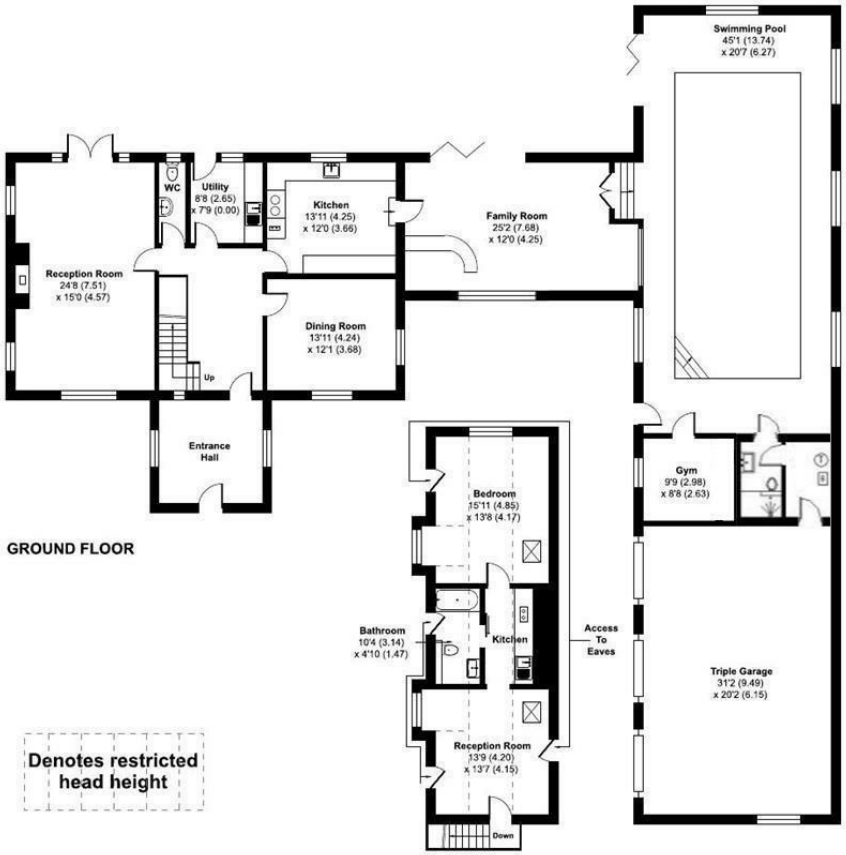




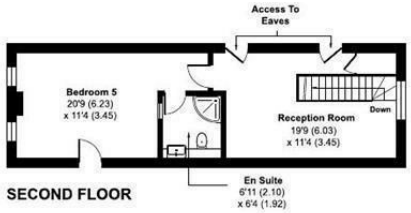


Orchard House, Cheeseley Hill, Grittenham, Chippenham, SN15

Approximate Area = 4044 sq ft / 375.6 sq m
Limited Use Area(s) = 276 sq ft / 25.6 sq m
Garage = 915 sq ft / 85 sq m
Total = 5235 sq ft / 486.2 sq m
For identification only - Not to scale







Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
Produced for Strakers. REF: 1539085

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

strakers

For further details 01249 652717
chippenham@strakers.co.uk

In branch | Online | On the move
strakers.co.uk