

Fox Grant



GROVE HOUSE, CHAPMANSLADE, WESTBURY, WILTSHIRE

Wonderfully presented four-bedroom family home with adjoining one bedroom annexe with over half an acre of gardens, located in a peaceful village just 3 miles from the sought after market town of Frome. All in about 0.53 Acre

SITUATION

Frome 3 miles, Warminster 4 miles, Westbury 4 miles, Trowbridge 10 miles, Bath 15 miles.

Mainline Trains: Frome to London Waterloo (2hr15m)

International Airports: Bristol 35 miles, Southampton 54 miles, Bournemouth 48 miles.

Grove House This wonderfully presented spacious four bedroom home, benefiting from an attached one bedroom annexe, double garage and large gardens. Set in a sought after village whilst tucked away in a quiet location. The accommodation is set across two floors, entering into the open hallway and reception room, kitchen/ dining room, sitting room, conservatory and downstairs cloakroom. On the first floor you are welcomed onto the spacious landing which leads to the master bedroom with ensuite, and built in wardrobes. Three further double bedrooms, newly refurbished family bathroom with twin sinks and bath with shower. Plenty of eaves storage and an airing cupboard.

The adjoining one bedroom annexe has its own private access from the garden, entering into the kitchen/ dining/living room which leads to a double bedroom with ensuite. There is also a private patio area for the annexe. The annexe has in the past been used for home working and multi-generational accommodation and has potential for a variety of different uses. There is also potential to extend the annexe into the double garage or to increase the living space in the main home.

The garden is beautifully landscaped and includes a well arranged kitchen garden including a seating area and greenhouse, there is a small pond surrounded by plants attracting an arrange of wildlife which also includes a seating area covered by a pergola. Mature hedging surrounds the gardens creating a very private setting, backing onto farmland. Down the side of the house is vehicle access into the garden, which also creates extra parking space.

Education The West Country is excellently catered for with a range of private schools in the area including Warminster, Wells, Stonar and Dauntsey's. State primary schools are Chapmanslade CofE in the village rated Ofsted 'Good' which also includes a very good nursery/preschool and at Southwick, Berkley & Dilton Marsh, with further schools at Westbury and Warminster nearby. For more details see www.iscis-sw.co.uk for independents and www.wiltshire.gov.uk for state schools information.

Local Sporting & Recreational The village of Chapmanslade offers a public house with excellent restaurant, an active church, village hall, playing fields, children's playground and a junior school. Nearby are the market towns of Warminster, Westbury and Frome.

The cities of Bath, Bristol and Salisbury are within easy reach and offer an extensive range of recreational, cultural and educational facilities. There are a wide range of country walks and cycle paths in the area, and sporting facilities nearby include golf at Warminster and Orchardleigh, racing at Bath, Salisbury and Wincanton and sailing at Shearwater Lake (Longleat).

Grove House, Pedlars Grove, Chapmanslade, Westbury, BA13 4AZ

Approximate Area = 1935 sq ft / 179.7 sq m

Limited Use Area(s) = 48 sq ft / 4.4 sq m

Annexe = 344 sq ft / 31.9 sq m

Garage = 261 sq ft / 24.2 sq m

Total = 2588 sq ft / 240.2 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2026. Produced for Fox Grant. REF: 1396637



GROVE HOUSE

Grove House is a spacious family home with over 2,500 sq ft, benefiting from a double garage and an attached one bedroom annexe, ideal for multi-generational living or potential as an income stream. Plenty of parking at the property with vehicle access into the garden. The established landscaped garden is set in over half an acre and includes a vegetable garden, small wildlife haven pond with pergola seating area, all surrounded by mature hedging creating a private space.

- Beautifully Presented 4 Bedrooms Detached Property
- Attached One Bedroom Annexe
- Double Garage
- Established Private Gardens

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Services Mains water, mains electricity and mains drainage, Oil fired central heating.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

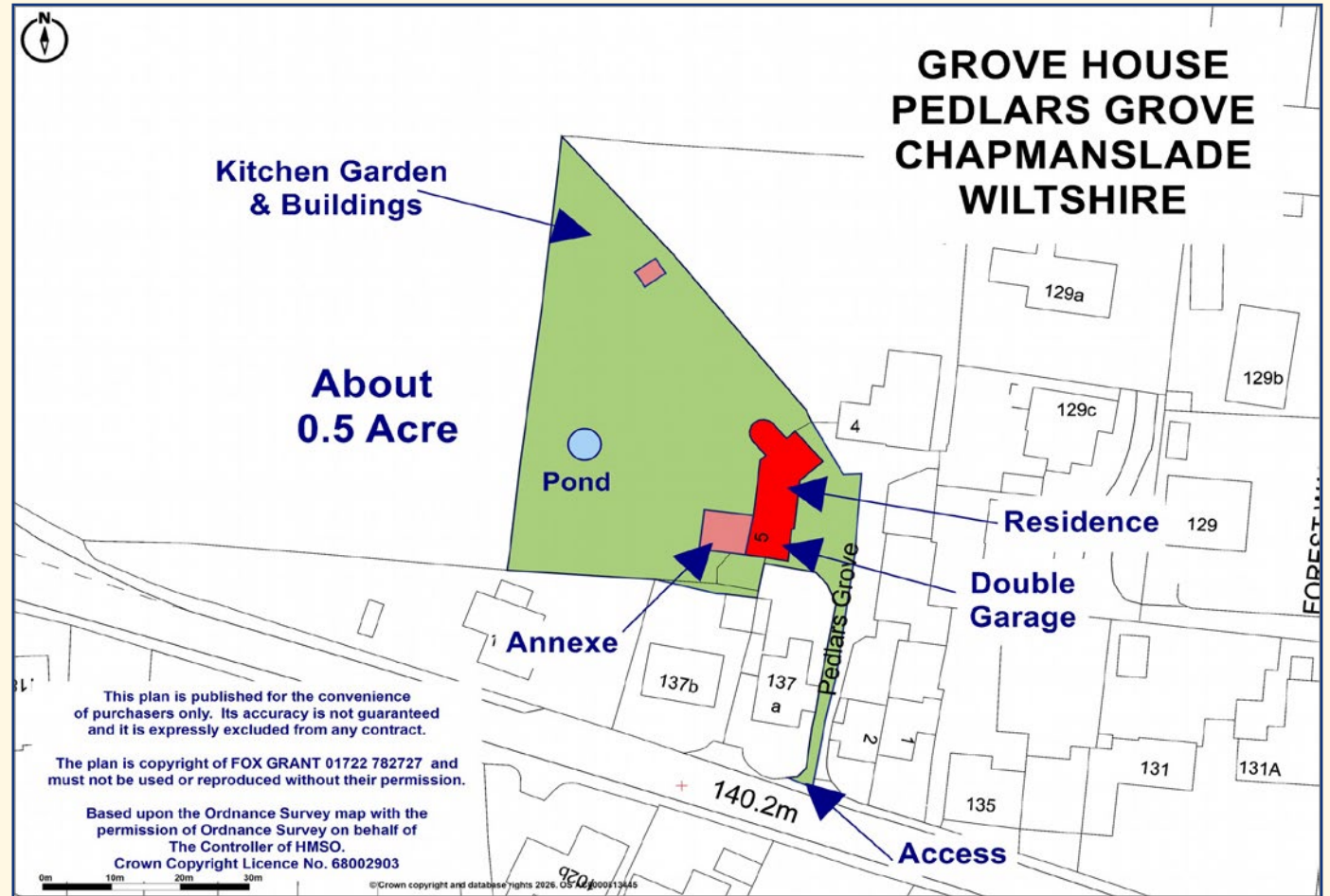
Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Local Authority Wiltshire Council

Council Tax Band F

Energy Performance Certificate Band D

Particulars Prepared by Caitlin Henderson January 2026





VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Rupert Langstaff** for further details at rupert@foxgrant.com



Rupert Langstaff



William Fox Grant



Fox Grant

**GROVE HOUSE
BA13 4AZ**

DIRECTIONS

Postcode: **BA13 4AZ**

From Warminster exit the Bath Road Roundabout at the Travel Lodge and take 2nd exit onto A36, after approximately 1.9 miles turn left and exit the A36, continue for 0.2 miles and turn left onto A3098 High Street. Pass The Three Horseshoes pub on your left hand side and after 0.3 miles pass Forest Walk on your right hand side then turn right into Pedlars Grove, where Grove House will be found on the left hand side.

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