



Old Laundry, The Street, Grittleton, Chippenham, Wiltshire, SN14 6AP

Stunning Grade II listed village house
Magnificent period features throughout
Excellent proportions
4 reception rooms
5 bedrooms, 3 bathrooms
Landscaped, generous sunny walled gardens
Private parking and double garage
Planning permission granted to evolve
Centre of the village location



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Price Guide: £1,325,000

Approximately 3,390 sq.ft excluding garage and outbuilding

‘A stunning Grade II Listed house with magnificent character and planning permission granted to transform’

The Property

The Old Laundry is a very impressive detached period house positioned in the centre of the village of Grittleton at the heart of this desirable community. Grade II Listed with a striking gabled frontage, the property is a prominent historic house within the village positioned next to the magnificent Grittleton House and believed to have been originally part of the Neeld Estate dating back to the 17th Century. Internally, the accommodation exudes elegance and charm with an abundance of beautiful character features on display such as stone mullion windows, panelling, exposed timber beams and large inglenook fireplaces. There is even evidence of the former laundry pulley system from which the house gets its name.

The accommodation benefits from excellent proportions throughout extending in all to just under 3,400 sq.ft spanning across three floors. The generous ground floor offers four

reception rooms, a timber fitted kitchen, and a rear conservatory. On the first floor, there are three double bedrooms and two bathrooms including an en-suite to the main bedroom. The top floor has two further bedrooms and a shower room.

While this fine period home is impressive in its current configuration, there is great potential to evolve the property if desired. In July 2025, planning permission (ref: PL/2025/04470) was granted to reconfigure the accommodation which includes creating a large open plan kitchen/family room at the rear connecting to the beautiful garden, and upstairs the plans enhance the bedroom spaces and remodel a large principal bedroom suite on the top floor with dressing room and en-suite.

The house occupies a deceptively large plot, just shy of a third of an acre, with plenty of private parking available on the ‘in and out’ front resin bound drive set behind a low stone wall. There is a large double garage attached



to the side with a high vaulted ceiling. Arranged to both the side and rear with a south and east aspect respectively, the gardens are truly spectacular having been landscaped in keeping with the traditional walled garden aspect comprising stone raised borders, lawns, seating terraces including a pergola, and manicured box hedging. There is a stone-built potting shed in the far corner.

Situation

Grittleton is a highly sought after and delightfully unspoilt North Wiltshire village with an excellent community and amenities including The Neeld Arms public house, a very popular country pub amongst the locals renowned for both its menu and community atmosphere. Further facilities include the Church, tennis and cricket clubs whilst the neighbouring village of Yatton Keynell has a post office/store, doctors surgery and primary school. A more comprehensive range of facilities are found in the nearby towns of

Chippenham and Malmesbury. The cultural cities of Bath and Bristol are about 20 minutes by car. Bath has a superb choice of schools and higher education. For those needing to travel further afield, there are frequent inter-city train services at Chippenham and both the M4 Junctions 17 and 18 are about 10 minutes' drive away providing access to Bristol, London, the South and the Midlands.

Additional Information

The property is Freehold with oil-fired central heating, mains drainage, water and electricity. The property is Grade II Listed and located in a conservation area. Ultrafast broadband is available. Information taken from the Ofcom mobile and broadband checker, please see the website for more information and mobile phone coverage. Wiltshire Council Tax Band G.

Postcode: SN14 6AP

What3words: ///cars.worthy.revived



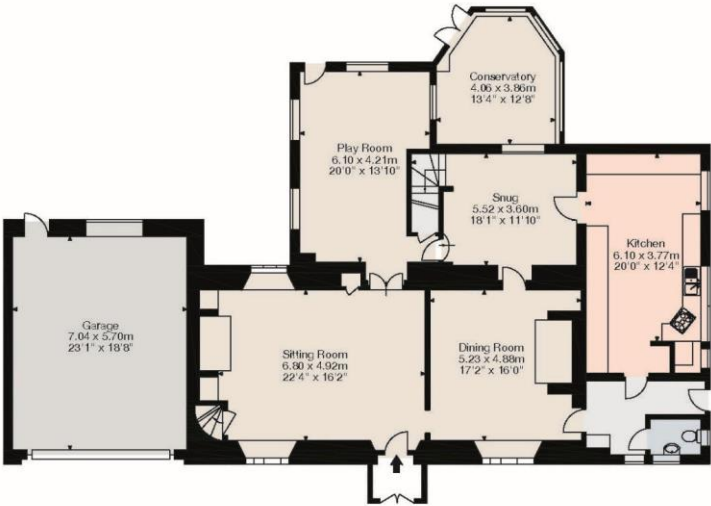
The Old Laundry, The Street, Grittleton SN14 6AP
Gross Internal Area (Approx)
Main House = 315 sq m/3,390 sq ft
Garage = 39 sq m/429 sq ft
Outbuilding = 12 sq m/129 sq ft
Total Area = 366 sq m/3948 sq ft



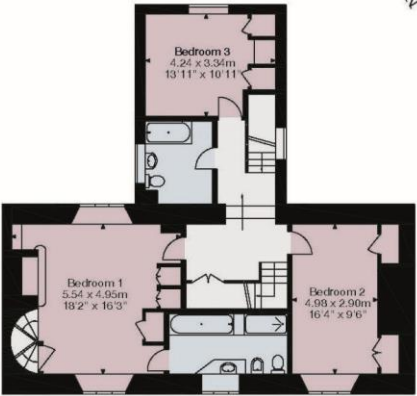
Outbuilding



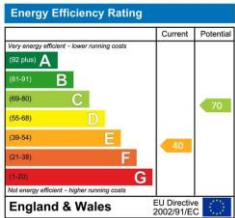
Second Floor



Ground Floor



First Floor



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