






COMBE HOUSE

Castle Combe, SN14



A GRADE II LISTED PERIOD HOME

Characterful and set in the heart of one of Wiltshire's prettiest village.

			EPC
4	3	4	D

Land Area: In all approximately 3.86 acres

Services: We are advised that mains water, electricity and drainage are connected to the property, with oil fired central heating.

Local Authority: Wiltshire Council | Council Tax: H

what3words: ///sneezing.pokers.tenure

Method of Sale: We are advised that the property is Freehold.

Viewings: Strictly by prior appointment with the agents Knight Frank LLP and The Country House Department



SITUATION

Set within the gentle folds of the Cotswolds, Castle Combe is often described as the prettiest village in England, with honey-coloured stone cottages, winding lanes and the medieval Market Cross at its heart. St Andrew's Church, with its remarkable 13th-century faceless clock, adds to the village's historic charm.

Life here is peaceful yet vibrant, with two inviting pubs and a distinguished country hotel with its own renowned golf course. The nearby motor circuit brings a contrasting burst of energy. Yatton Keynell offers everyday amenities, while Bath, a UNESCO World Heritage Site, provides extensive cultural and culinary attractions. Excellent schooling and fast rail links from Chippenham, along with close access to the M4, make the area exceptionally well connected.





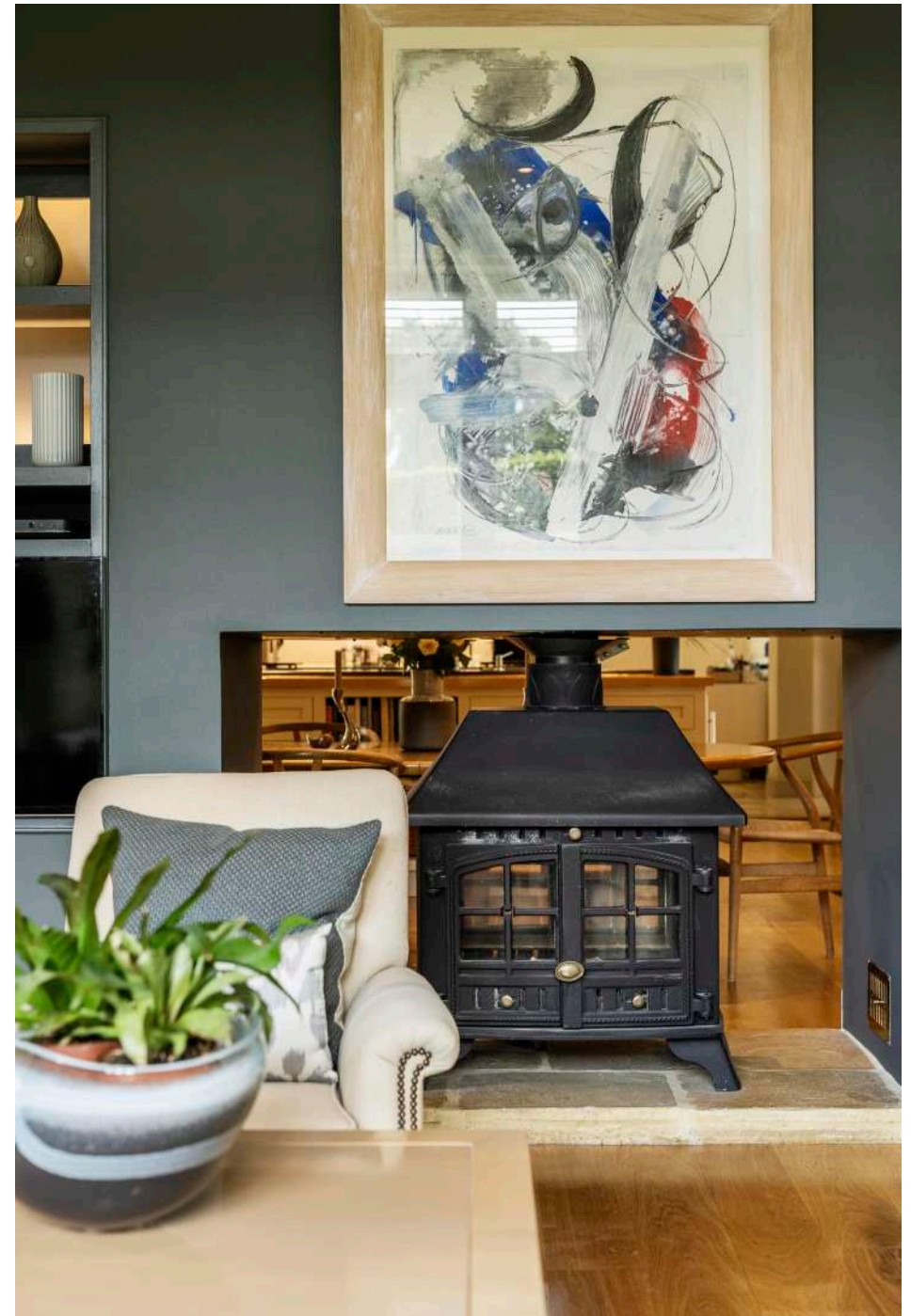




THE HOUSE

Combe House is a home that embodies the very spirit of the Cotswolds. Handsome and steeped in history, the property is built from the warm, honey-coloured stone that has made the village so celebrated, its façade softened by time and framed by the countryside that surround it.

Combe House sits along School Lane, a part of Castle Combe rich in architectural legacy. The lane itself is anchored by this former village school, built in 1826 in the C16 style and still standing today with its mullioned windows, stone-tiled roof, and attached gatepiers once marking the entrance to the Manor House estate.







The presence of such a generously scaled school in this small village speaks of the importance of education and community in the early 19th century, and properties like Combe House would have watched that history unfold just beyond their threshold. Nestled within this tapestry of stone and story, Combe House carries with it the quiet dignity of place – a home shaped by centuries of village life, surrounded by buildings that tell the tale of Castle Combe’s enduring heritage.

Inside, the house unfolds with a sense of quiet grandeur. Generous reception rooms invite gatherings beside fires, while mullioned windows usher in soft light and views over the gardens and terraces.

Character is woven through every corner with exposed beams, stone fireplaces, and gentle quirks of age that speak of centuries of life well lived. The kitchen is the natural heart of the house, its welcoming scale perfect for both convivial suppers and simple family breakfasts. Upstairs, the bedrooms are restful and full of charm, each offering glimpses of the rooftops, trees and countryside that make this part of Wiltshire so enchanting.

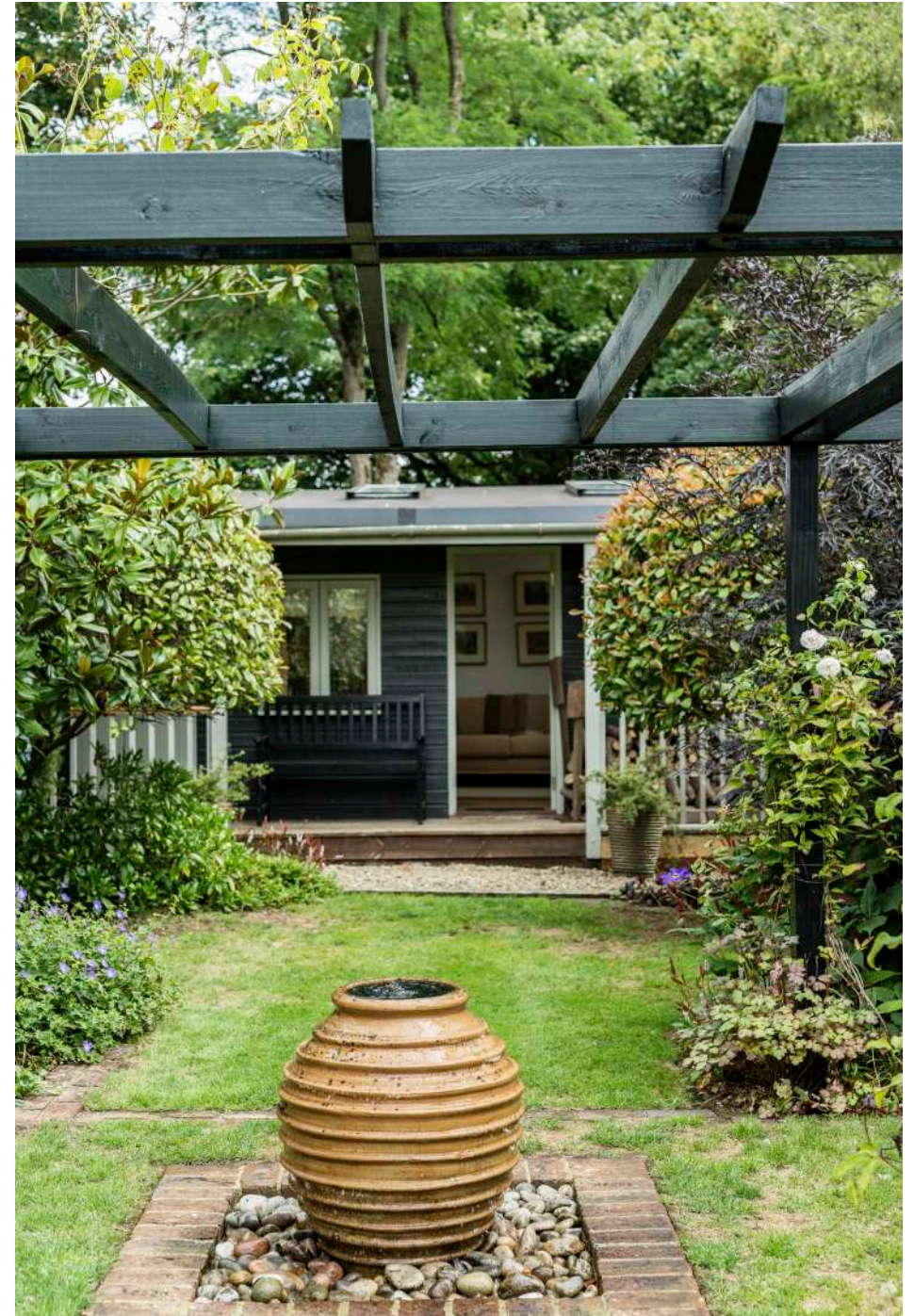




OUTSIDE

Outside, the gardens are as much about atmosphere as design — sheltered, green, and utterly private. Stone walls wrap around a series of beautifully tended spaces, from formal lawns bordered by sculpted hedging to more intimate terraces planted with lavender, herbs and soft seasonal colour. A sun-drenched patio provides an inviting setting for outdoor dining, surrounded by pots overflowing with flowers and clipped topiary.

Further pathways lead to peaceful seating areas and a charming garden room set among the trees, offering a quiet retreat. Every corner encourages lingering, with views that capture the stillness and natural beauty of this extraordinary village. Beyond the garden boundary, the property enjoys direct access to the neighbouring golf course, enhancing both its outlook and its exceptional sense of openness.





Combe House



Total area =
3.86 acres approx.

Public footpath (approximate route)

and Development Services Ltd
Plan Preparation
Unit 15, Glenmore Business Park
Welford Road
Salisbury SP2 7GL



planprep@lds-survey.co.uk



Date: 25:03:26
Drawn By: CW
Scale: 1:1500 @ A4
Plan Ref: 21305

Title
Combe House

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Castle Combe

Chippenham, Wiltshire



Gross Internal Area (Approx.)

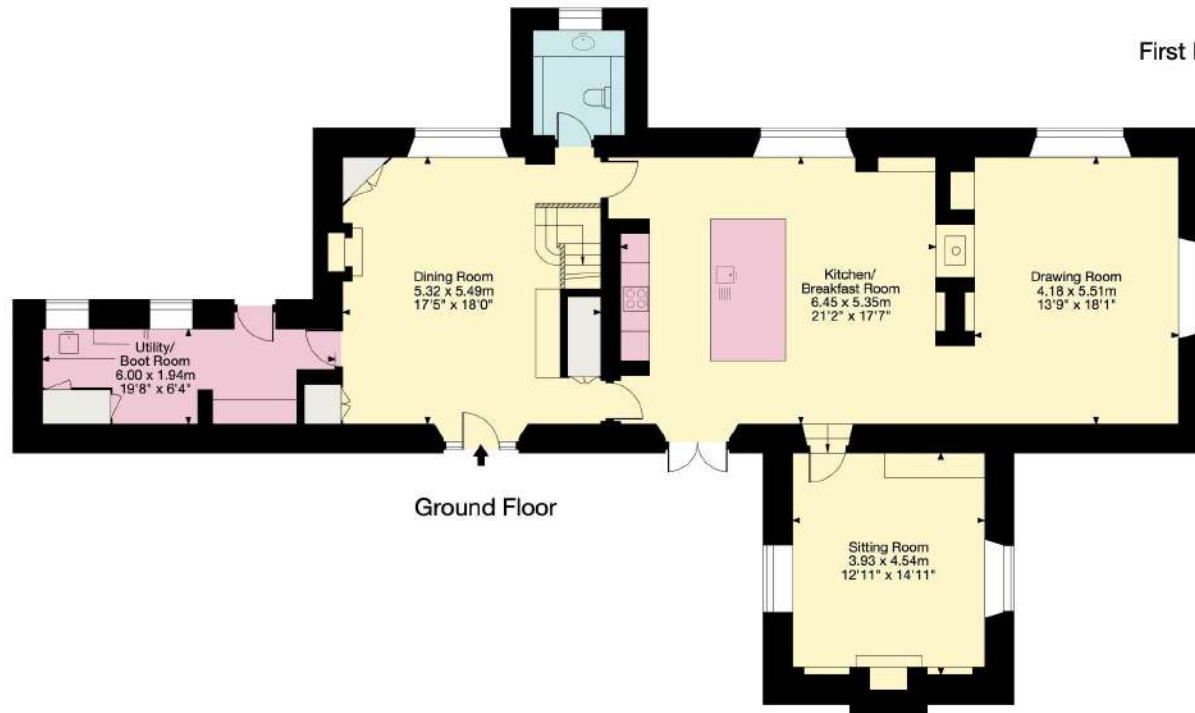
Main House = 251 sq m / 2,700 sq ft

Outbuilding = 22 sq m / 241 sq ft

Total Area = 273 sq m / 2,941 sq ft



First Floor



Ground Floor



Outbuilding

(Not shown in actual location / orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

We would be delighted
to tell you more.

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