

richard
james



Church House

Sheep Street, Highworth, Swindon, SN6 7AA

Guide Price
£800,000



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Freehold | Grade II Listed

 6  3  3

Occupying a prominent position in the heart of Highworth, Church House is an exceptional six-bedroom period residence together with a substantial garage and extensive outbuildings.

Rich in architectural character and presenting an exciting opportunity for updating, this remarkable home offers generous and versatile living space across three floors, with the addition of a useful basement.

The ground floor is centred around three well-proportioned reception rooms. The principal reception room measures over 17 ft and provides an impressive setting for everyday family life and entertaining, while the adjoining dining room is similarly generous. A separate snug offers a more intimate retreat and enjoys direct access to the rear courtyard and garden.

The kitchen is positioned towards the rear of the house and is complemented by a long utility room, providing excellent practical storage and workspace.

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The ground floor also includes a sixth bedroom, with an additional room positioned directly above and the benefit of its own separate access. Together, these spaces offer excellent potential to create self-contained accommodation for a family member, guest suite or income-generating annexe, subject to any necessary permissions.

An impressive staircase rises to a spacious, light-filled first-floor landing, from which five further bedrooms are arranged. The two largest bedrooms both extend to approximately 16 ft, while the remaining rooms are also of comfortable proportions.

A family bathroom and separate dressing room complete the first-floor accommodation.

Throughout the home the sash-style windows and generous ceiling heights provide an abundance of period character





Outside, a paved courtyard immediately adjoining the house creates a private area for outdoor dining and entertaining. Beyond this lies a long and established garden, filled with mature trees, shrubs and planting and offering a surprising sense of seclusion despite the property's central position.

A substantial detached garage measures almost 29 ft in length, while further workshops, stores and a garden gazebo provide approximately 483 sq. ft. of additional outbuilding space. Together, the house, garage and outbuildings extend to an impressive total of approximately 4,093 sq. ft.



Positioned on Sheep Street, Church House lies moments from Highworth's historic High Street, placing independent shops, cafés, traditional pubs and everyday amenities within easy walking distance. Set on a hilltop at the edge of the Cotswolds, Highworth is an attractive and characterful market town centred around a handsome market square, where a weekly market continues a centuries-old tradition.

The town provides an excellent range of amenities, including supermarkets, independent retailers, a doctors' surgery, dental practices and a library. Families are well served by a choice of local schools, including Highworth Warneford School, while a leisure centre, recreation ground and nearby countryside offer plenty of opportunities for walking, cycling and outdoor pursuits.

Despite its appealing market-town atmosphere, Highworth is conveniently placed for Swindon, Cirencester, Lechlade and the wider Cotswolds. The A419 provides straightforward access to the M4, while mainline rail services from Swindon reach London Paddington in under an hour.



A HISTORY OF HIGHWORTH PART 1



The History of Church House

The story of Church House stretches back more than three centuries. Following a devastating fire in 1765, which destroyed four dwellings previously occupying the site, the building was reconstructed as The Red Lion, a coaching inn serving the town. By 1819, it had been converted into a single residence before later becoming the Globe Brewery in 1872.

The town crier was recorded as living within the property in 1871, while the house also once held the status of a "bush house". During the town's fairs, ale could legally be sold from the premises whenever a bush was displayed above the door.

In 1879, the property was leased to George Langtry of Park Lane, London, who local folklore suggests was the uncle of celebrated Victorian actress and society beauty Lillie Langtry, famously associated with the Prince of Wales, later King Edward VII. Whether Lillie herself ever visited remains part of the mystery, but the connection has long been one of Highworth's favourite local stories.

Brewing ceased ten years later, after which the property became known as Globe House and was occupied by a veterinary surgeon. It has carried the name Church House since 1893.

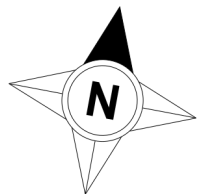
Having served Highworth as a coaching inn, brewery, veterinary premises and much-loved family residence, Church House is now ready for its next chapter. Its extraordinary proportions, extensive outbuildings, beautiful garden and irreplaceable history make it a genuinely rare opportunity in the heart of the town.

Rear
Garden



Rear
Garden





Approximate Area = 3226 sq ft / 299.7 sq m

Garage = 384 sq ft / 35.6 sq m

Outbuildings = 483 sq ft / 44.8 sq m

Total = 4093 sq ft / 380.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

