

An aerial photograph of a large, white, three-story Victorian-style house with a dark tiled roof and multiple chimneys. The house is surrounded by a large, well-maintained garden with a gravel driveway, manicured hedges, and a lawn. The background shows a dense forest of trees under a clear blue sky.

THE OLD RECTORY

Compton Bassett, Wiltshire



IMMACULATE AND ELEGANT GRADE II LISTED FORMER RECTORY SET WITHIN BEAUTIFULLY LANDSCAPED GROUNDS.

The Old Rectory combines architectural distinction, versatile accommodation and exceptional comfort together with a cottage.

Summary of accommodation

House

Ground Floor: Entrance hall | Drawing room | Dining room | Snug | Kitchen/breakfast room | Cloakroom

Extensive lower ground floor providing: Utility room | Boot room | Cloakroom | Hobbies/playroom | Wine store | Store room

First Floor: Principal bedroom with dressing room and adjoining bathroom | Bedroom with adjoining bathroom | Two further bedrooms | Family bathroom

Second Floor: Four bedrooms | Three bathrooms

Cottage

Sitting room | Kitchen/breakfast room | Two bedrooms | Bathroom

Coach House

Garage with loft over

Pool with pool house within former stables | Astro turf tennis court | Landscaped gardens and grounds | Wildflower meadow

In all about 7.34 acres

LOCATION

The Old Rectory is positioned on the edge of the charming hamlet of Compton Bassett, set between Calne and Marlborough in the attractive foothills of the North Downs. Calne, just 3.5 miles west, provides a good range of day to day shops and services, while Marlborough and Devizes offer a more extensive selection of boutiques, restaurants and cultural amenities. The celebrated market town of Marlborough is particularly noted for its specialist retailers, independent cafés, wine bars and an active programme of events. The elegant Georgian city of Bath, renowned for its music festival, theatre and wealth of historic sites and museums, lies approximately 24 miles away.

Schooling in the area is exceptional, with St Mary's Calne and Marlborough College both within easy reach, making the location especially appealing for families.

The property is well placed for road and rail connections. Junction 16 of the M4, about 13 miles away, provides fast access to the M25, Central London, Reading and Bristol. Mainline rail services from Chippenham and Swindon offer regular trains to London Paddington, with journey times of around 74 and 65 minutes respectively.

The region provides an excellent array of sporting and leisure opportunities. There is racing at Bath, Newbury, Cheltenham and Wincanton, and golf at the highly regarded Bowood Golf and Country Club, along with courses in Calne, Chippenham and Marlborough. The UNESCO World Heritage Site at Avebury, owned by the National Trust, is also close at hand and offers wonderful walking and exploration.

Distances: Calne 3.5 miles, Chippenham 9 miles, Marlborough 12 miles, M4 (J16) 13 miles, Swindon 16 miles, Central London 85 miles, London Paddington from 65 mins (All distances and times are approximate).



THE PROPERTY

The Old Rectory offers wonderful family accommodation over four floors set in this picturesque village in north Wiltshire. The house is immaculately presented throughout, having been completely refurbished, offering well-appointed accommodation extending to some 7,104 sq ft / 660 sq m. In addition, there is a cottage of approximately 850 sq ft / 79 sq m.

The house dates from 1840 and is Grade II listed with some notable architectural merits, such as ashlar mullion windows, a panelled corbelled base chimney stack as well as a Tudor arched two bay loggia.

The rooms are light with good ceiling heights throughout and have been cleverly designed to be easy to live in with a great element of comfort. The layout on the ground floor makes the property ideal for either entertaining on a grand scale or alternatively cosy family living.

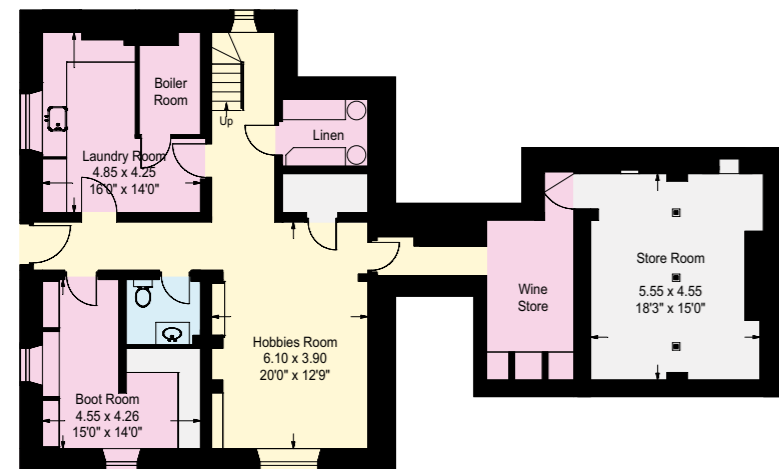
The lower ground floor has been utilised to create excellent additional space in the form of an open plan hobbies/playroom, with a well-appointed laundry room, boot room and cloakroom together with a wine store.

On the first floor is a spacious landing/study area leading to four bedrooms and three bathrooms. The double-aspect principal bedroom with views over the gardens, benefits from an adjoining dressing room and bathroom.

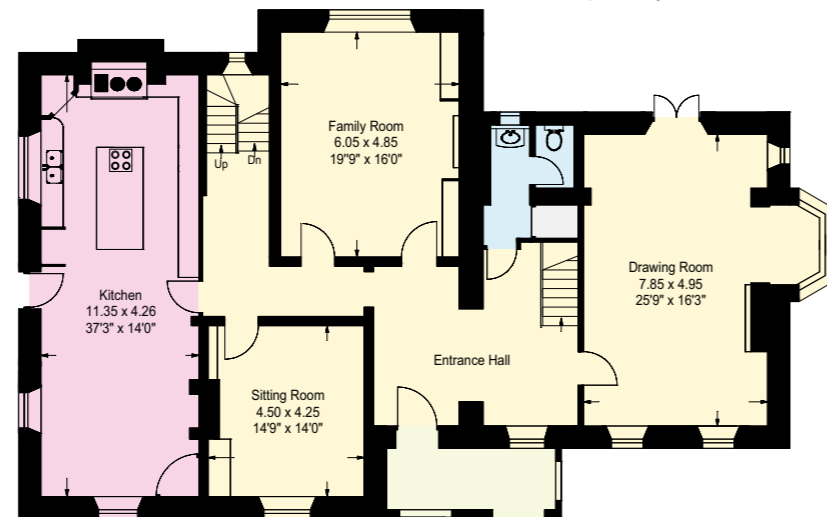
Accessed by two staircases, the second floor has been cleverly converted to provide three further bedrooms and two bathrooms at one end, ideal for guest, children's or au pair's accommodation. With its own staircase, a further bedroom with adjoining bathroom offers an additional, generous guest suite.



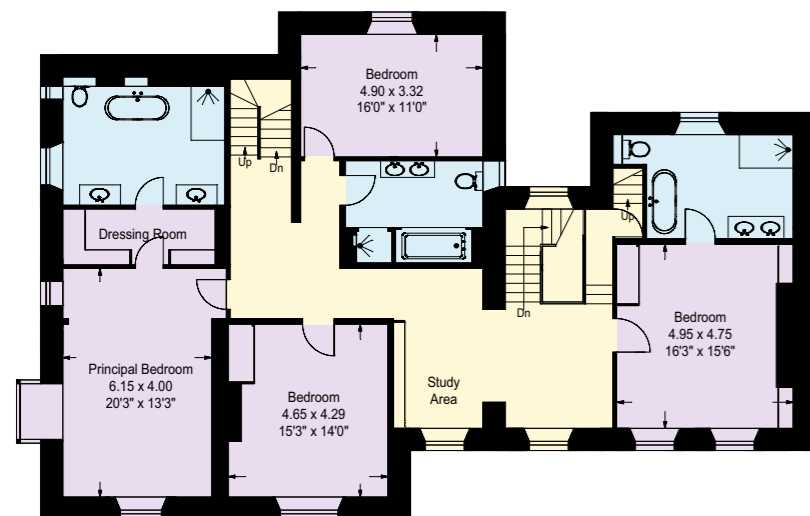
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



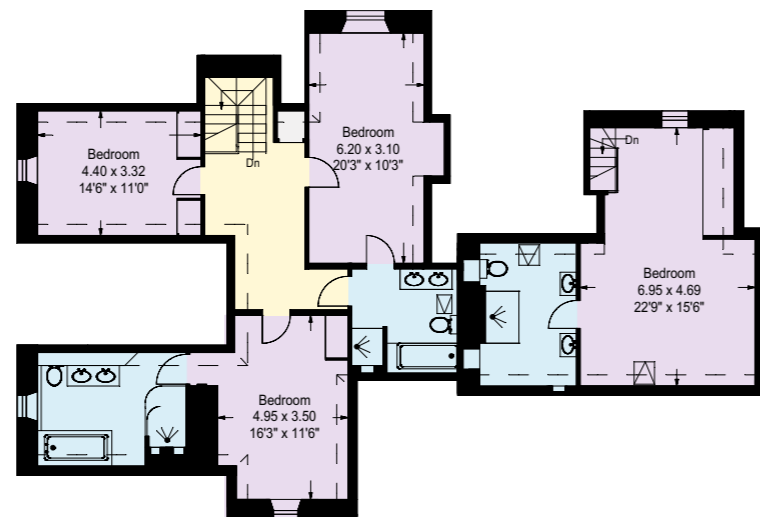
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
House: 660sq.m. or 7104sq.ft.

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.

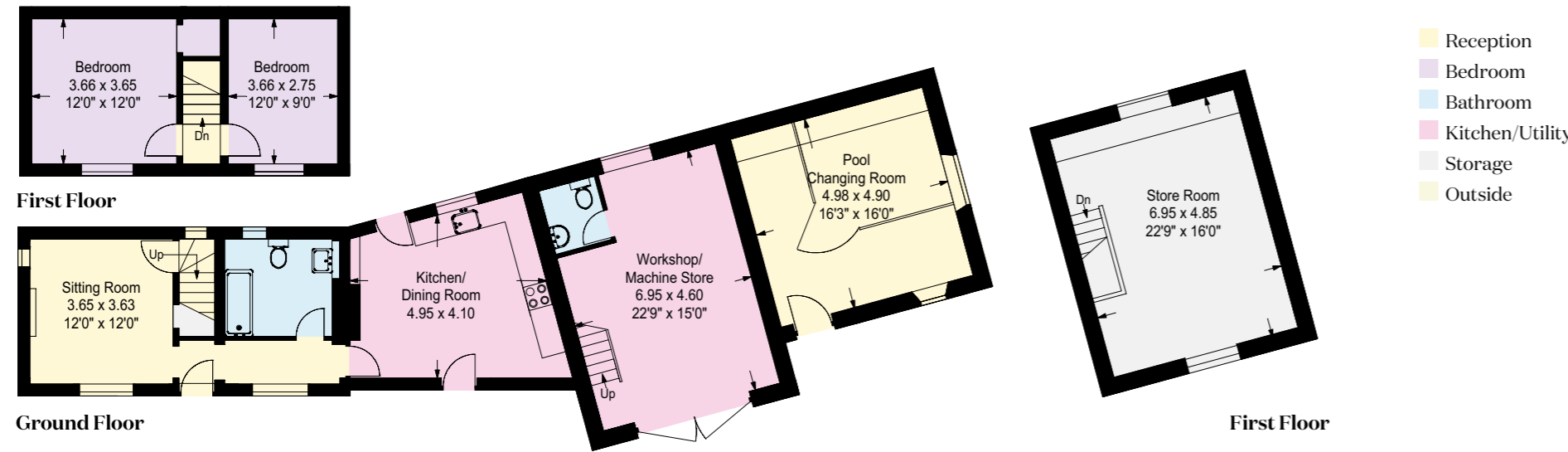


THE COTTAGE AND COACH HOUSE

Rectory Cottage is situated beside the electric wooden gates and briefly comprises a large kitchen/breakfast room with bathroom and sitting room, and a staircase leads to two bedrooms. The cottage provides excellent ancillary accommodation, which is well suited for guests, a dependent relative, staff or could be used as offices.

Connected to Rectory Cottage, forming part of the Coach House dating back to 1880, is a deep single garage with games/store room over.

In addition, the remaining part of the Coach House has been cleverly converted into the pool house with changing room. The pool area is walled and stocked with herbaceous borders and lavender beds making it private and secluded.



Approximate Gross Internal Area
 Cottage: 79sq.m. or 850sq.ft.
 Workshop & Store: 60sq.m. or 646sq.ft.
 Pool House: 25sq.m. or 289sq.ft.
 Total: 824sq.m. or 8889sq.ft.

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GARDENS AND GROUNDS

Originally designed by Lennox Boyd, the beautifully landscaped and meticulously maintained gardens envelop the property. Featuring refined herbaceous borders, yew hedging and an impressive variety of specimen trees, the principal formal gardens to the south-west centre around a striking reflective pool with a small fountain, flanked by an elegant avenue of pleached beech trees.

A terrace sits beside French doors from the drawing room and leads onto the formal lawns with a further generous terrace from the kitchen. Mature specimen trees, including silver birch, Scots pine, evergreen oak, sycamore and native oak, provide character throughout. Along the western boundary, specimen planting offers natural screening as the gardens transition towards the wildflower meadow.



Beyond the yew hedging, the gardens open into slightly less formal lawned areas, again dotted with mature oaks, sycamores and beech. The north-eastern boundary is marked by an attractive red brick and stone wall running from the old coach house to the lower end of the grounds.

To the north-west corner, a small gate leads across the lane to a vegetable garden of approximately one acre. It provides excellent scope for further potential development, subject to planning permissions.

PROPERTY INFORMATION

EPC band: E (Cottage – F)

Local Authority: Wiltshire Council

Council Tax: Band H (Cottage – C)

Services: House: Mains electricity, water and drainage. Oil heating.
Cottage: Mains electricity, water and drainage. Oil heating

Postcode: SN11 8RE

What3words: ///unity.plugs.packet

Tenure: Freehold

VIEWING

Viewing by prior appointment only with the Agents.



Mark Potter

01488 682726

mark.potter@knightfrank.com

Knight Frank Hungerford

Ramsbury House, 22 High Street

Hungerford, RG17 0NF

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Edward Cunningham

07884 343735

edward.cunningham@knightfrank.com

Knight Frank National Country Department

55 Baker Street, London

W1U 8AN

James Walker

020 7861 1186

james.walker@knightfrank.com



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