



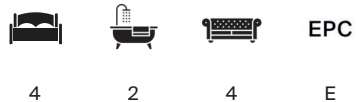
THE OLD KING WILLIAM

Nettleton, SN14



A CHARMING, DETACHED, FOUR-BEDROOM CHARACTER HOME

As a former village inn, the property combines period character, balanced living space and privacy in a sought-after Cotswold village near Bath.



Land Area: 0.31 acres

Services: We are advised that the property is connected to mains electricity and water, private drainage (septic tank), oil-fired central heating and fibre broadband.

Local Authority: Wiltshire | Council Tax Band: G

what3words ///combining.piano.test

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

Viewings: Strictly by prior appointment with the agent Knight Frank LLP.



SITUATION

The Old King William is located in the highly regarded village of Nettleton, within the Cotswolds Area of Outstanding Natural Beauty. The setting offers a strong sense of countryside living, while remaining conveniently placed for Bath and Chippenham, the latter providing mainline rail services to London Paddington in around 60 minutes.

Everyday amenities are available in the nearby villages of Acton Turville and Yatton Keynell, while Bath offers a comprehensive range of independent shops, restaurants and cultural attractions, together with a selection of well-regarded state and private schools.





THE HOUSE

Dating from around 1600 and formerly one of the village's two public houses, The Old King William offers well-balanced accommodation with a strong sense of character throughout. A generous reception hall with oak flooring and an open fireplace provides an inviting introduction and leads through to the principal living spaces, which are naturally arranged and well connected. At the centre of the house is the Neptune kitchen/breakfast room, fitted with a marble-topped island and range cooker, designed for both everyday use and entertaining, and opening into a conservatory that connects directly to the terrace and garden beyond.

The living room is positioned to one side of the house, creating a private and distinct space, with exposed beams, a wood-burning stove and excellent natural light. The dining room with its fireplace and original bread oven lies just off the hall and connects to both the kitchen and a further reception/play room, offering flexibility for family living and entertaining. Additional accommodation includes a utility/boot room and a first-floor study. Upstairs are four bedrooms, including three well-proportioned doubles, served by a family bathroom and separate shower room.







OUTSIDE

The gardens are a notable feature of the property, predominantly laid to lawn and bordered by established planting, including a variety of fruit trees such as apple, pear and damson. The space feels private and enclosed, with an easy connection from the house into the garden, creating an attractive setting for both family life and entertaining.

A generous flagstone terrace runs along the rear elevation, with a timber pergola providing a defined seating and dining area, directly connected to the kitchen and conservatory. To the front, a gravel driveway provides parking for several vehicles and leads to a double garage with power supply, positioned alongside the house.

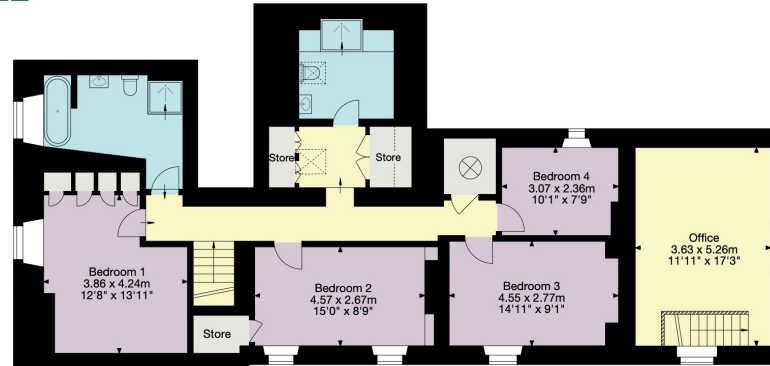




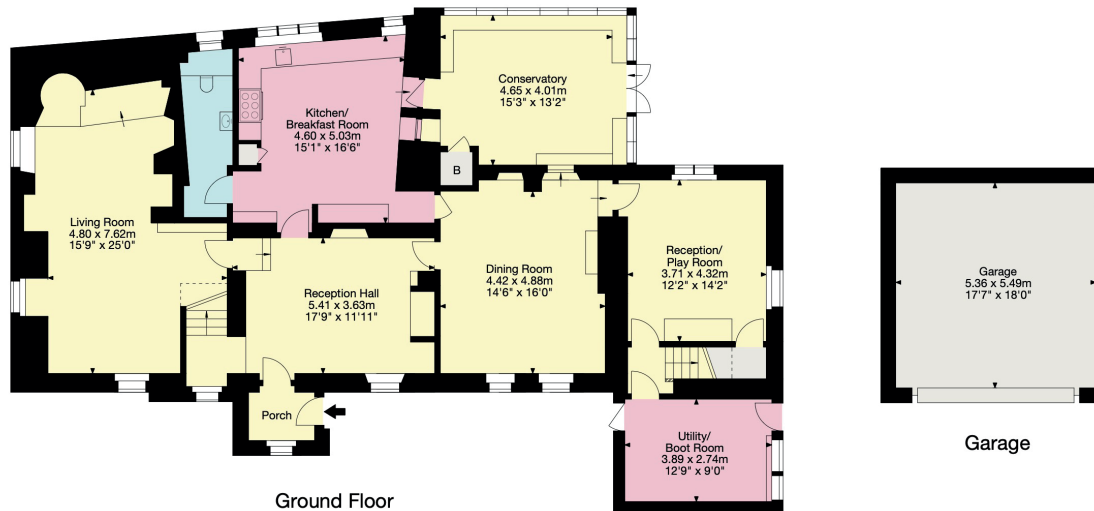
The Old King William

Nettleton, Wiltshire

Gross Internal Area (Approx.)
 Main House = 292 sq m / 3,143 sq ft
 Garage = 29 sq m / 315 sq ft
 Total Area = 321 sq m / 3,458 sq ft



First Floor



Ground Floor

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

Important Notice: This plan is not to scale (unless specified), is for guidance only and must not be relied upon as a statement of fact. All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice). Please read the Important Notice on the last page of text of the particulars. © Capture Property Marketing 2025.

01225 325 999

4 Wood Street, Queen Square
 Bath BA1 2JQ
 bath@knightfrank.com



Charlie Taylor

01225 325 993

charlie.taylor@knightfrank.com

Knight Frank Bath

4 Wood Street

Bath, BA1 2JQ

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

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2026. Photographs dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

