



CHISELDON,
SWINDON

Carter Jonas

THE MANOR HOUSE, HODSON ROAD, CHISELDON, WILTSHIRE, SN4 0LN

KEY FEATURES

- Grade II Listed with original features
- Accommodation over three floors
- 4 Reception Rooms
- 8 Bedrooms
- 3 Bathrooms
- Fabulous gardens
- Ample driveway parking
- Two double garages
- In approximately 1.45 acres

THE MANOR HOUSE IS AN IMPOSING AND CHARMING GRADE II LISTED GEORGIAN STYLE PROPERTY SITUATED IN THE HEART OF CHISELDON.



SITUATION

The Manor House is centrally located within the popular village of Chiseldon. The house is located equidistant between the village of Ogbourne St. George and Swindon, located on the edge of the Marlborough Downs and in an Area of Outstanding Natural Beauty. The village provides a broad range of day-to-day facilities, with a primary school, village shop, post office, doctors' surgery, village pub and a farm shop with restaurant/café. Transport/commuter links are excellent, with quick access to the M4 and direct train links from Swindon to London Paddington, Cheltenham, Bristol and the west. The beautiful town of Marlborough and larger regional centre of Swindon are a short drive away and the property is close to The Ridgeway which provides a wonderful network of walks. There are many well-regarded state and independent schools in the area including Pinewood, Dauntseys, Marlborough College and St Mary's Calne, plus primary and secondary schools in Chiseldon and the neighbouring village of Wroughton.

DESCRIPTION

The Manor House is a stunning Georgian residence dating back to 1715, offering flexible accommodation across three floors. The property retains many original features, including decorative mouldings, sash windows with some original glass, and oak floorboards.

Upon entering through the original front door, you are welcomed into a grand and spacious entrance hall. From here, the formal dining and sitting rooms overlook the manicured lawn and showcase period charm. Two wings extend from the main hallway: one houses a study, the generous kitchen/dining room with a separate pantry and utility room, while the other features a downstairs cloakroom, generous family room and studio beyond. There is a wonderful balance of accommodation throughout the house, offering great flexibility of space. These wings are connected by a private courtyard, ideal for entertaining in the summer months.

Above the family room is a self-contained one-bedroom apartment, complete with a kitchenette and WC - perfect for home working or guest accommodation. The cellar is accessed off the main entrance hall.

A sweeping timber staircase leads to the first floor, where a large landing gives access to the impressive double-aspect principal bedroom with a stylish en-suite shower room. There are three further bedrooms on the first floor (two doubles and one single), all of which are served by the family bathroom.

The staircase continues to the second floor, which comprises three further double bedrooms with views over the village and surrounding countryside. These bedrooms are served by the modern shower room.

OUTSIDE

The Manor House enjoys a fantastic approach via electric gates down a tree lined private driveway which leads down past the house towards a paved turning circle which provides parking for numerous cars. There are also two double garages which are tucked away within the trees. At the front of the house there is a large garden area which is laid to lawn and bordered by mature trees and shrubs. There are a further two courtyard gardens, accessed either side of the kitchen/dining room, which are perfectly placed to catch the sun along with a kitchen garden.





SERVICES & MATERIAL INFORMATION

- Freehold
- Grade II Listed
- Mains water, mains drainage. Gas fired central heating.
- Council tax band: G
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE "Offers over" £1,500,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Hodson Road, Chiseldon Swindon, SN4
 Approximate Area = 5664 sq ft / 526.2 sq m
 Outbuildings = 1113 sq ft / 103.4 sq m
 Total = 6777 sq ft / 629.6 sq m
 (Including Cellar)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #95774

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