

# Seend Wiltshire



# THE DIAL HOUSE HIGH STREET SEEND WILTSHIRE SN12 6NR

A handsome Grade II Listed village home, packed with period features and set in wonderful well stocked gardens.

- Immaculately presented village home
- Beautifully proportioned layout (over 3800sqft)
- Six bedrooms
- Five reception rooms
- Grade II listed
- Fabulous mature gardens
- In all just over 1/3 acre
- Double garage & ample parking
- Garden room (former piggery)

**Guide Price £1.175m**



## DESCRIPTION

The Dial House is an outstanding period family home with C15th origins and character features including exposed ceiling beams, wall timbering, a most impressive Inglenook fireplace and an original large Ashlar chimney breast with sun dial.

Set on the prestigious Seend High Street, this fine property offers an incredibly spacious and flexible layout of over 3800sqft. A long welcoming entrance hall with flagstones and wooden panelled walls opens off to a dual aspect dining room with a window seat, shutters and a fireplace with marble surround. A beautiful drawing room, also dual aspect, features an impressive stone Inglenook fireplace, moulded beams and oak flooring. There is a separate study with bespoke bookshelves and a useful utility room with adjoining cloakroom. A stylish hand-built kitchen has a central island, granite worktops, tiled flooring, a walk-in pantry, AGA and range cooker. Further reception space is found in the sitting room with its inviting log burning stove, and the vaulted orangery with adjacent conservatory. Spread over the first and second floors are the six bedrooms, complemented by four refitted modern bathrooms and a charming, vaulted shower room with walk-in dressing room and mezzanine storage.

Outside, a long gravelled driveway provides ample parking and leads to a detached double garage with light, power and large storage area above. The predominantly walled private gardens are a true delight and have regularly featured in the 'Seend Open Gardens.' The whole plot amounts to just over 1/3 acre, and the gardens have been beautifully landscaped to include stone walkways, topiary, espalier fruit trees, a flowering cherry tree and raised herb beds.

A well-maintained level lawn leads down to an Indian sandstone sun terrace and a former piggyery which is now a lovely eating/outside entertaining space.



## SITUATION

The highly sought after Wiltshire village of Seend has a thriving community and is well known for its many fine period buildings which line the High Street. Between Seend and the neighbouring hamlet of Seend Cleeve there are two thriving public houses, delightful walks along the canal tow path, a local store, a church, a popular primary school, playing field, village hall and community centre. Seend is approximately 5 miles west of the historic market town of Devizes, which boasts a range of facilities and the major cultural centres of Bath (17 miles) and Salisbury (26 miles) are very accessible, offering a wider range of amenities. Mainline railway stations with links to London can be found in Chippenham and Pewsey. There are a number of well-respected schools in the area including Dauntsey's, Stonar, Marlborough College and St Mary's Calne.

## PROPERTY INFORMATION

Tenure: Freehold

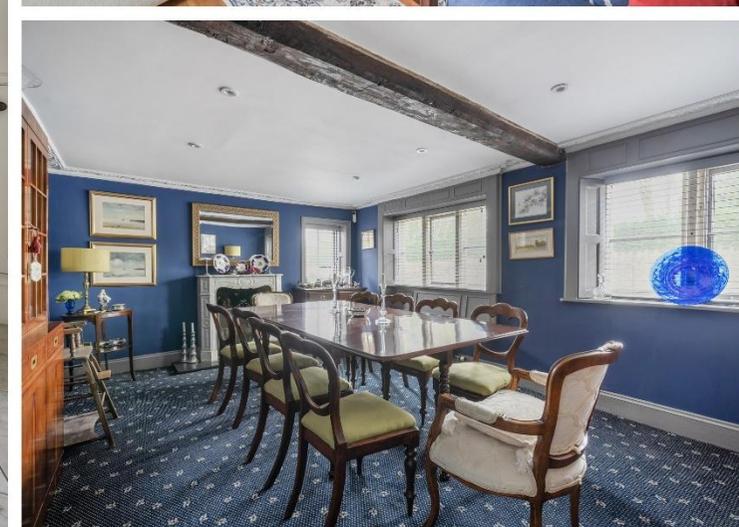
Services: Oil-fired central heating, mains water, electricity and drainage.

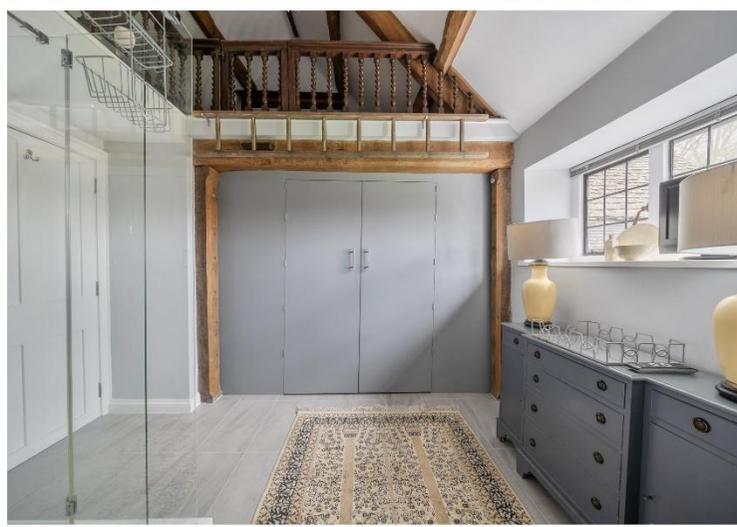
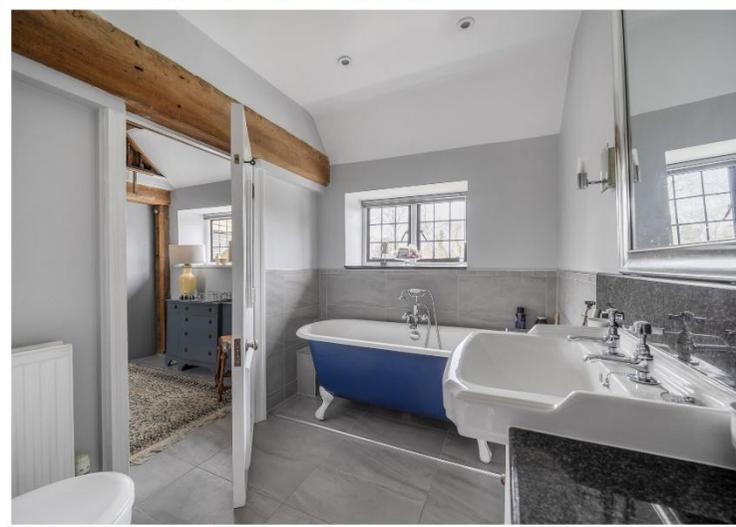
Local Authority: Wiltshire Council. Conservation Area

EPC rating: F

Council tax: band G

What3words:///scored.cheeks.winter





Approximate Floor Area = 359.7 sq m / 3872 sq ft  
 Garage = 37.2 sq m / 400 sq ft  
 Garden Room = 10.8 sq m / 116 sq ft  
 Total = 407.7 sq m / 4388 sq ft



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 #90256

6/7 Market Place, Devizes, Wiltshire, SN10 1HT Tel: 01380 723451

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