

Bromham

Wiltshire



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POETIC LICENCE

SLOPERTON COTTAGE WESTBROOK BROMHAM CHIPPENHAM WILTSHIRE SN15 2ED

A beautifully presented, Grade II Listed, country home with a charming history, wonderful walled garden and annexe.

- Beautifully Presented Country Property with a Charming History
- Well Appointed and Well Proportioned Family Accommodation
- Grade II Listed
- Wonderful Walled Garden Backdrop
- In all about an Acre
- Six Bedrooms
- Three Reception Rooms
- Excellent Outbuildings including Garaging and an Annexe
- Additional 3.73-Acre Paddock available by separate negotiation

Guide Price £1.195m



DESCRIPTION

Sloperton Cottage was built in the early 19th Century and is believed to have been a much smaller cottage which is possibly why its name suggests a more humble home. Handsome gabled elevations of mellow brick and natural stone, together with delightful window detailing, envelop a house of generous proportions. The entrance hall provides a warm welcome and the property is beautifully presented throughout with fine reception rooms complemented by a superb 'island' kitchen, a wine cellar and a country home's 'must have': a boot room for wet dogs and clobber. On the first floor there are six bedrooms, three with en-suite and a family bathroom. The principle bedroom, a room with a barrel-vaulted ceiling, was believed to have been used as a study by the renowned Irish poet Thomas Moore, an associate of Byron and Shelley, who lived in the house for over 30 years. He is buried in the village churchyard.

The grounds are a real delight: a walled garden, which features stunning flower borders and numerous specimen trees and shrubs, provides a wonderful setting and great privacy. There is a summer house with a sauna, and a charming hut with a central fire pit. In all the gardens add up to just over an acre.

A range of outbuildings provide excellent garaging and storage space together with additional ancillary accommodation in a secluded annexe at the rear of the house.

Beyond the garden, available by separate negotiation, is a level 3.73 acre field which is divided into three sections and could provide an extension to the garden.

SITUATION

The property is situated in the hamlet of Westbrook which lies on the edge of the thriving village of Bromham; a village between the market towns of Devizes, Chippenham and Melksham. The larger centres of Bath and Swindon are all within easy motoring distance. Good road communications provide easy access to the M4 for London and the West Country with main line rail services available from Chippenham (Paddington about 75 mins). There is an excellent choice of both state and private schooling in the region and those with an interest in country and leisure pursuits are well catered for in the area.

Local amenities in Bromham itself include a butcher/village store, a farm shop, a primary school, a church and a noted inn The Greyhound. The excellent Westbrook Inn is within 500 yards.

PROPERTY INFORMATION

Tenure: Freehold

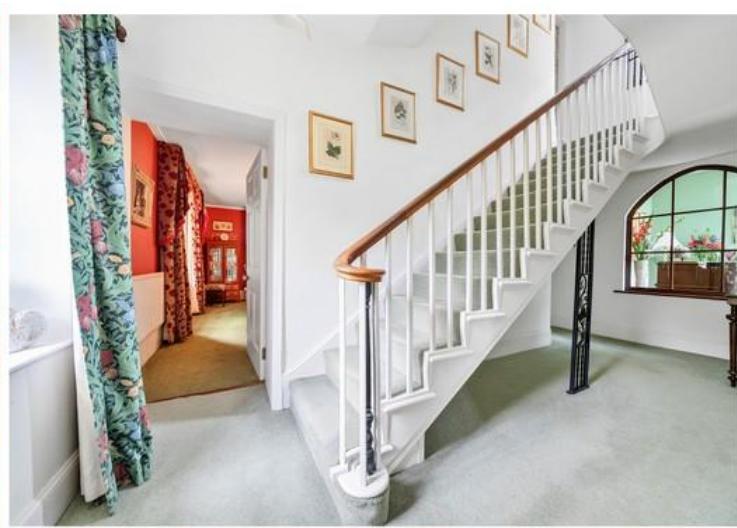
Services: Oil fired central heating Mains water, electricity and drainage.

Local Authority: Wiltshire Council

EPC Rating: E

Council Tax Band H

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Westbrook, Bromham, Chippenham, SN15

Approximate Area = 4063 sq ft / 377.4 sq m (excludes store / orangery)

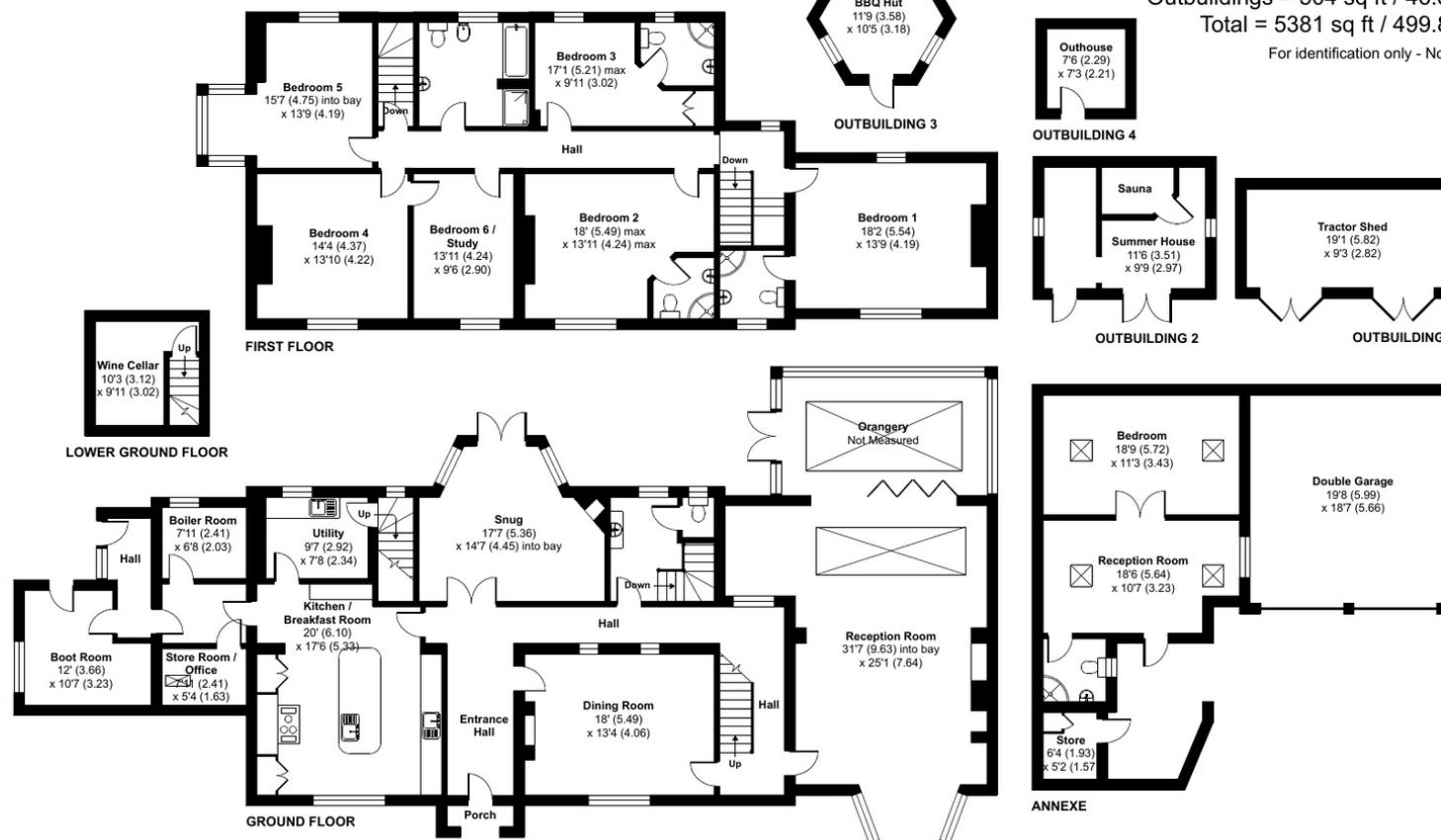
Annexe = 447 sq ft / 41.5 sq m

Garage = 367 sq ft / 34.1 sq m

Outbuildings = 504 sq ft / 46.8 sq m

Total = 5381 sq ft / 499.8 sq m

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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