



West Foscote House, Grittleton, Chippenham, Wiltshire, SN14 6AH

Grade II listed country house
 Rural setting near Grittleton village
 Magnificent architecture
 Extensive accommodation for modernisation
 6 bedrooms, 4 bathrooms
 4 reception rooms
 Range of useful outbuildings including stables
 Well-established gardens and grounds
 2 acre paddock
 No chain



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
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Guide Price: £1,550,000

Approximately 5,191 sq.ft excluding outbuildings

‘Set within 4 acres of beautiful gardens and grounds, this magnificent Grade II listed country house offers extensive accommodation for modernisation plus outbuildings’



The Property

West Foscote House was built in 1850 and known as West Foscott Farm for much of its history. It was built as part of a grand redevelopment across the Neeld estate by landowner Joseph Neeld who adopted a distinct architectural identity on his estate which has come to be recognised as the Neeld-Thomson style featuring picturesque detailing with barge-boards, gables and porches. Grade II listed, West Foscote House's impressive architecture and symmetry boasts ornate gables and a large bell tower with sundial. The property is rurally located near the village of Grittleton and set amongst 4 acres of gardens and grounds.

The accommodation is extensive with superb ceiling height throughout arranged

principally over two floors and extends to over 5,000 sq.ft internally. This includes an elegant drawing room, dining room, family room and farmhouse kitchen. Across from a secondary kitchen and a study, there is an excellent triple-aspect billiard room. A rear entrance lobby provides access down to the cellar. An elegant galleried staircase leads to the first floor where there are six generous bedrooms and four accompanying bathrooms. A secondary staircase provides versatility and scope to utilise a wing of the accommodation as a self-contained 2 bedroom annexe.

Enjoying a south-easterly aspect, the house sits within large, well-established formal gardens interspersed with mature specimen trees whilst there is further kitchen gardens to one side and an

orchard. Entered through a five-bar gate, a driveway to the side leads to the rear parking forecourt and a range of single storey stables, outbuildings and storage. An adjoining 2 acre paddock provides further opportunities for the budding equestrian or smallholding.

Situation

The property is rurally located at West Foscote within 1/4 mile of the popular village of Grittleton. Grittleton is a delightful North Wiltshire village with amenities including The Neeld Arms public house, Church, tennis and cricket clubs whilst the neighbouring larger village of Yatton Keynell has a post office/store, doctors surgery, and provides Outstanding Ofsted rated Primary School, By Brook Valley. Both Malmesbury and

Chippenham are within a 10-minute drive and have a comprehensive range of facilities plus secondary schooling. The cultural cities of Bath and Bristol are about 25 minutes by car whilst for those needing to travel further afield, there are frequent inter-city train services at Chippenham and the M4 (Junction 18) is about 5 minutes' drive away providing access to London, the south and the Midlands.







Additional Information

The property is Freehold with oil-fired central heating, private drainage, mains water and electricity. The property is located within the Cotswold Area of Outstanding Natural Beauty. The property has a right of way over a neighbours drive for access. Broadband is available and there is good mobile phone coverage with some limitations. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band H.

Directions

Enter Grittleton from the East along The Street and continue pass the Church to take the left hand turn at the crossroads by Grittleton House. Continue along the lane, passing over the motorway bridge and take the next right hand turn signposted towards Castle Combe. Locate the entrance to the property on the right hand drive to West Foscote House.

Postcode SN14 6AH

What3words: [///imparting-competing-bandage](https://www.what3words.com/imparting-competing-bandage)



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