



WESTBROOK, BROMHAM
WILTSHIRE

Carter Jonas

SLOPERTON COTTAGE, 157 WESTBROOK, BROMHAM, WILTSHIRE, SN15 2ED

KEY FEATURES

- Charming country house
- Wonderful proportions
- Grade II Listed
- Six Bedrooms
- Four bathrooms (three ensuite)
- Three Reception Rooms
- Outbuildings including garage and one bedroom annexe
- Wonderful Walled Garden
- c3.73-acre paddock available by separate negotiation

A SUBSTANTIAL SIX BEDROOM COUNTRY HOUSE WITH GLORIOUS GARDENS, Paddock AND A ONE BEDROOM ANNEXE.



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.

DESCRIPTION

Sloperton Cottage is an impressive six-bedroom family house located in the hamlet of Westbrook on the edge of the popular village of Bromham.

The house was built in the early 19th Century and at 4274 square feet, this really is a complete country house with a wealth of accommodation throughout and perfectly set up for modern day family life.

The principal reception rooms lead from the welcoming entrance hall, befitting of a house of this grandeur. These include the large, well-proportioned drawing room with open fireplace, dining room, snug/sitting room and fabulous orangery from where you can enjoy views out over the garden. The modern and stylish kitchen/breakfast room is centred around a large island and is fully fitted benefitting from an abundance of inbuilt storage and leads through to the handy utility room.

The boot room is situated off the back hall and is ideal in the winter months when dealing with muddy boots and muddy paws. There is also an impressive wine cellar which is accessed off the large downstairs cloakroom.

Heading upstairs, the main bedroom enjoys a stunning barrel-vaulted ceiling and is 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.

The two main guest bedrooms both have ensuite shower rooms, and the three further double bedrooms are served by the well-appointed family bathroom.

OUTSIDE

The house is approached by a gravel driveway leading to an area offering ample car parking. A particular feature of this super home are the beautifully maintained gardens. The private walled garden features stunning flower borders and a great array of specimen trees and shrubs. The rear terrace, accessed off the snug and orangery, provides the ideal spot to relax and for outdoor entertaining. There is a summer house with a sauna, and a charming hut with a central fire pit.

A range of outbuildings provide excellent garaging and storage space together with a one-bedroom annexe which offers excellent overflow accommodation or home office.

An adjoining c3.73-acre paddock is available by separate negotiation.





SERVICES & MATERIAL INFORMATION

- Freehold
- Oil fired central heating, Mains water, electricity and drainage.
- Council tax band: H
- Energy efficiency rating: E
- Local Authority: Wiltshire Council
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £1,350,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office

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Westbrook, Bromham, Chippenham, SN15

Approximate Area = 4274 sq ft / 397 sq m (excludes store)

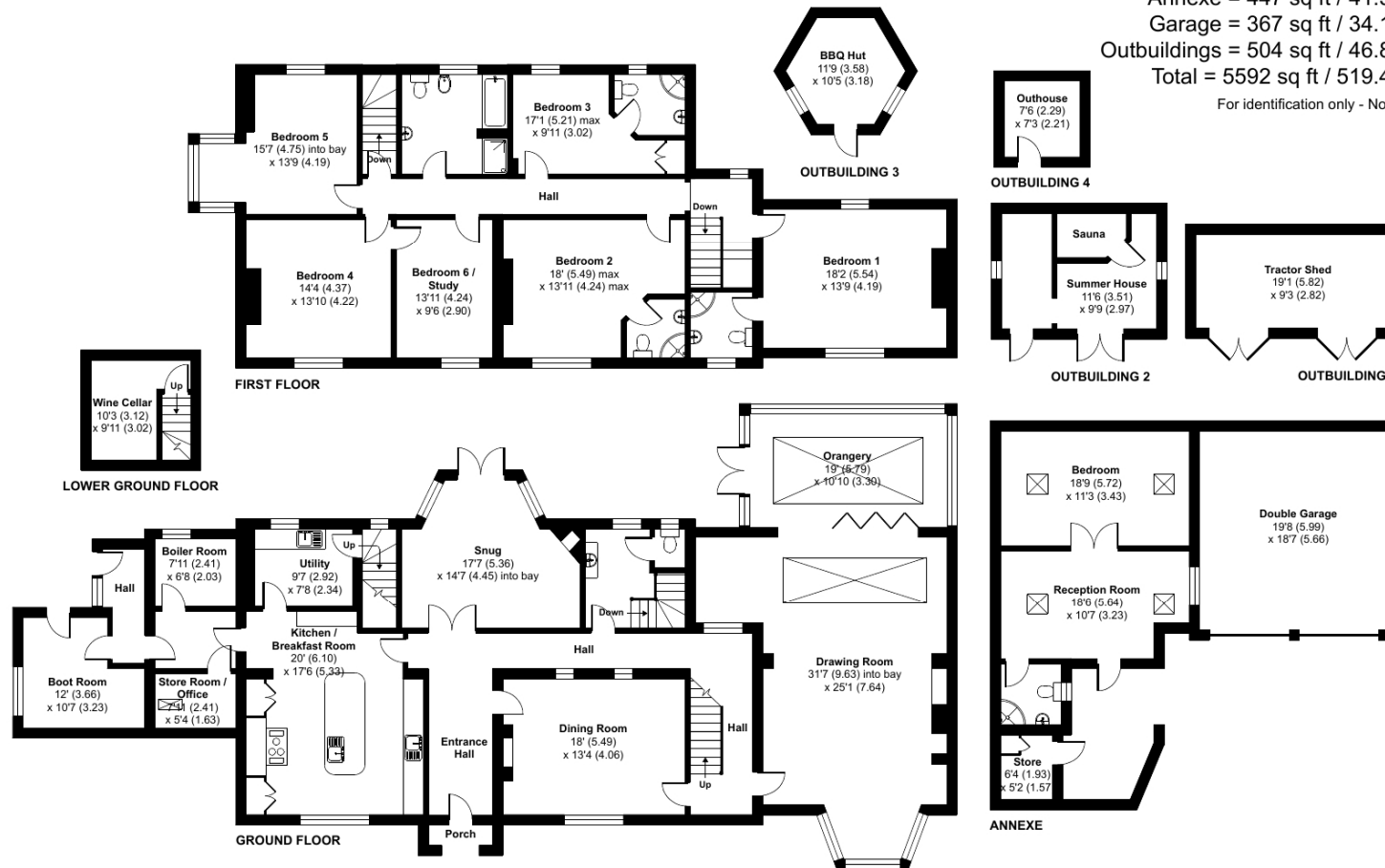
Annexe = 447 sq ft / 41.5 sq m

Garage = 367 sq ft / 34.1 sq m

Outbuildings = 504 sq ft / 46.8 sq m

Total = 5592 sq ft / 519.4 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). © nchecon 2024. Produced for Strakers. REF: 1174887

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Classification L2 - Business