

# Beech House



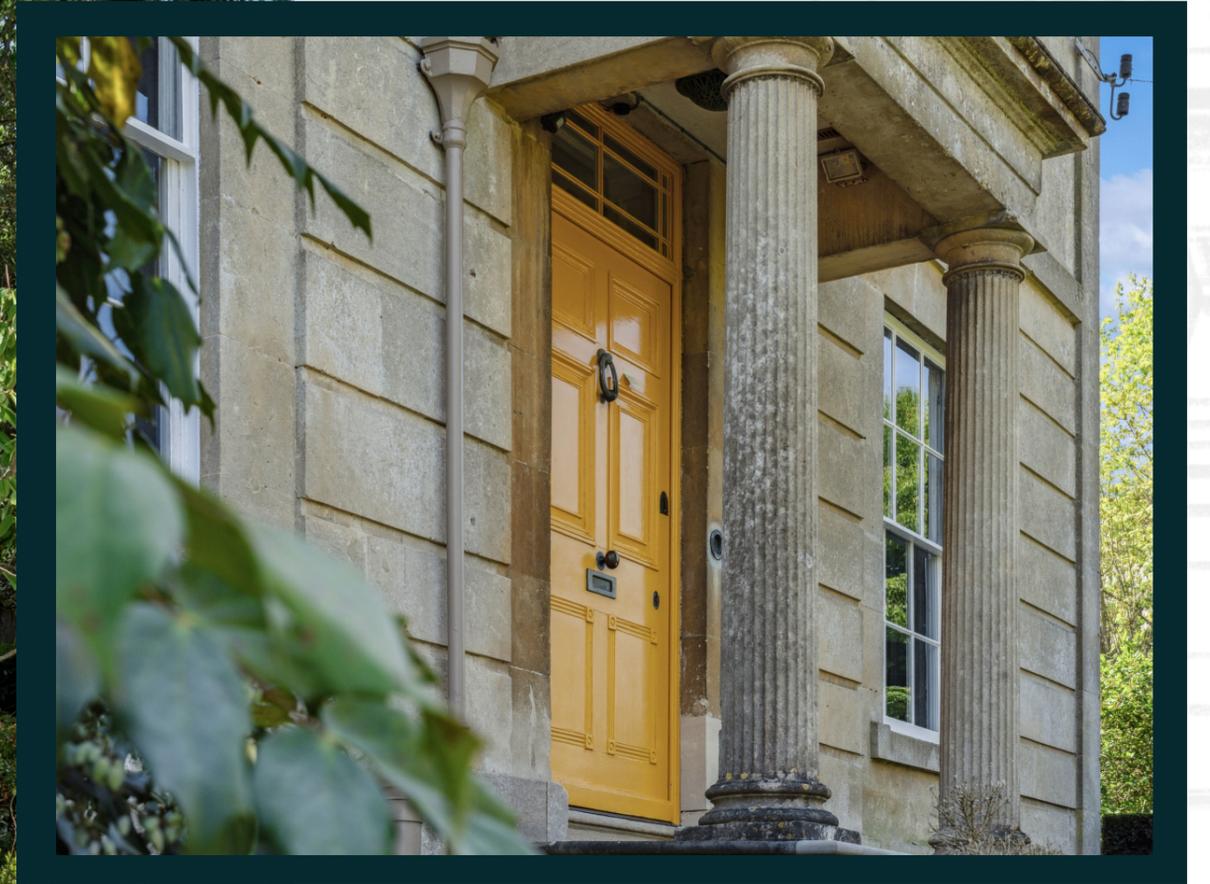
High Street, Seend  
Wiltshire, SN12 6NU

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THE  
COUNTRY  
HOUSE  
DEPT.



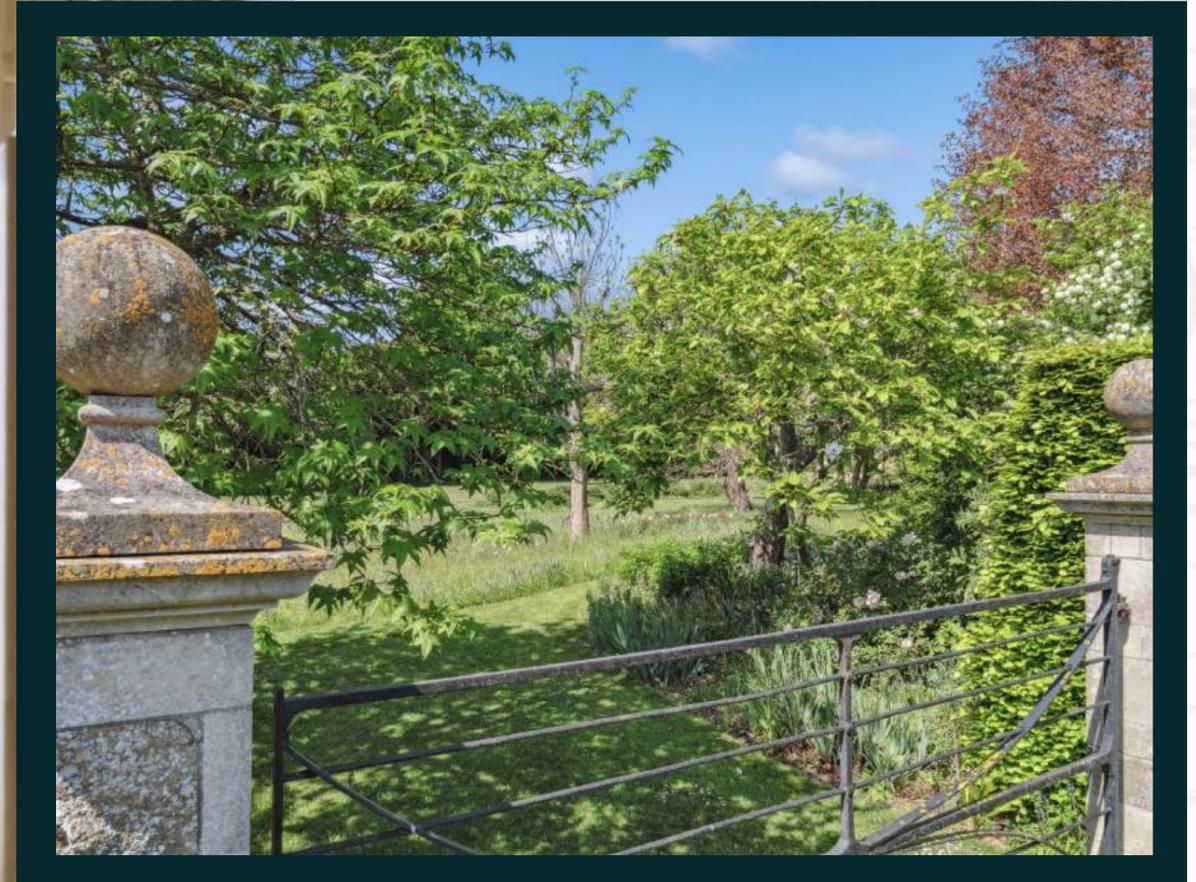
## ABOUT THIS HOUSE



**T**his delightful Grade II listed Georgian country house is well positioned within the village of Seend and enjoys 3,966 sq ft of accommodation arranged over 4 floors. It has gardens and grounds amounting to 2.2 acres. Of particular note are the uninterrupted panoramic country views to the south that stretch as far as the Salisbury plain in the distance. The house is set back from the road and approached by wide stone steps up to a portico with Doric columns. This opens into the spacious and welcoming centralised 'piano noble' entrance hall, from which the principal rooms lead off: these include the drawing room and library, dining room, study, and a spacious cloakroom. There are stairs to the lower and upper floors.



## ABOUT THIS HOUSE



The bedrooms and bathrooms are on the upper floors and consist of a spacious principal bedroom with an ensuite bathroom, along with another double bedroom and bathroom, also a large dressing room on the first floor. Three further bedrooms and a bathroom occupy the second floor. On the lower ground floor/garden level there is a spacious kitchen/breakfast room with a walk-in pantry, under-stairs wine storage, and practical utility area with garden access. There is also a storeroom, shower room and boot room, again with garden access. There are many period features throughout the home with ornate fireplaces in all the ground and first floor rooms.







## ABOUT THIS HOUSE

The ceilings are tall with fine decorative cornices, sash windows and working shutters as well as an electrified 'dumb waiter'. From within the house there are views to the south, which can be enjoyed from the principal rooms and main bedrooms as these overlook the glorious gardens and then the open countryside beyond, with Salisbury Plain in the distance - a truly fine view.

For some people the highlight of this delightful former Dower House are its gardens and grounds. Lovingly designed and tended for over 30 years by the current owner, they are a real joy. Not overly complicated but well thought out, they include a number of specimen trees with a variety of wonderful Magnolias offering blossom from early spring to summer. There is also a small orchard and a rose garden near the little summer house.

The property is approached from the High Street via its gravelled in/ out driveway with ample parking for a number of cars. This then leads to a large security iron gate around to the rear and the former coach house building. To the front there are tall hedges as well as a small lawn, established flower beds and ornamental flowering trees. To the side of the property there is a walled kitchen garden, which is productive: vegetables, fruit trees and soft fruits all grow here. This can be easily accessed from several points.



## ABOUT THIS HOUSE



**T**he main grounds lie to the rear (i.e. South) with an infinity lawn leading away from the house into the distance merging with the open countryside, and decoratively finished at the boundary with its unusual ornate yew hedging. There are established well stocked flower beds as well as ornate shrubs interspersed around the gardens, and farm gate access to the paddock. The paddock is safely enclosed and is screened by tall hedges from the gardens. Overall, this impressive period property is beautifully balanced between the quality Grade II listed home, and its quintessential English country gardens.





## THE FINER DETAILS



- 6 Bedrooms
- 5 Reception rooms
- 4 Bath/Shower rooms
- Detached Coach House
- Beautiful landscaped gardens
- Paddock
- In all approximately 2.2 acres.



## THE FINER DETAILS



### SERVICES

Main Water, electricity and drainage  
Oil fired central heating

### EPC

Band F

### LISTING

Grade II

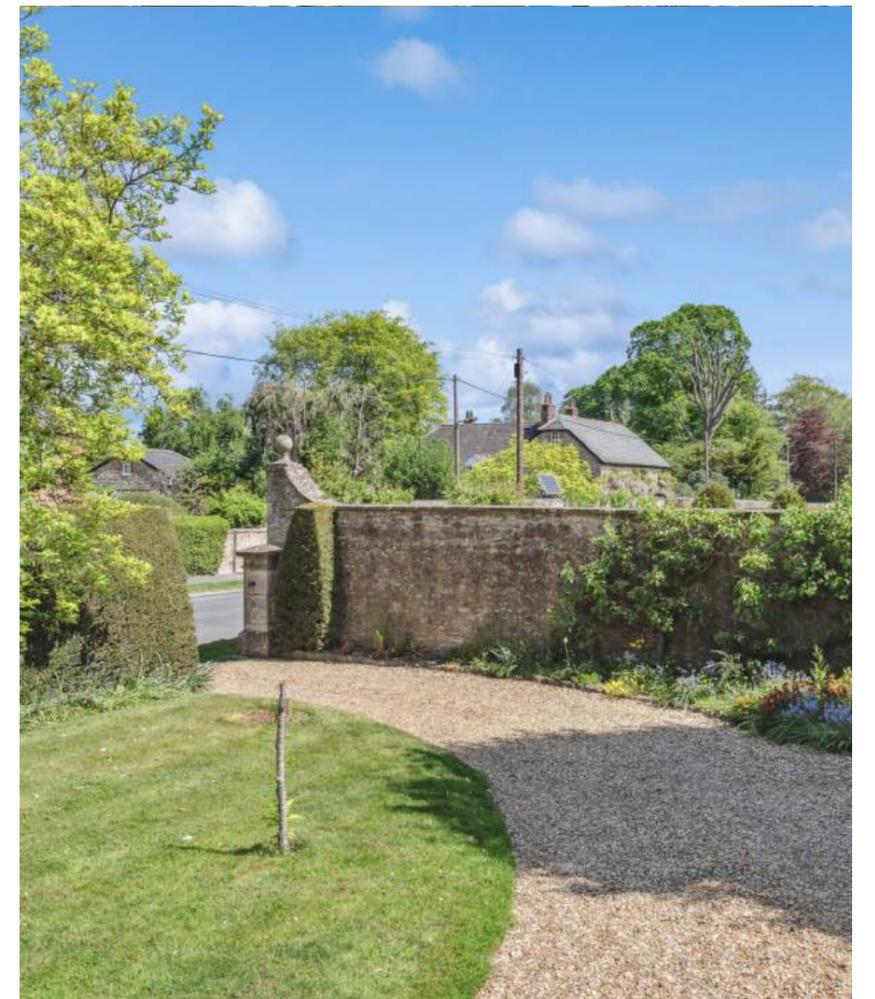
### COUNCIL TAX

Band G

### LOCAL AUTHORITY

Wiltshire District Council







## ABOUT THIS AREA

**B**eech House is located in the heart of the village of Seend which lies to the west of the market town of Devizes and south of the M4, which provides good access to Bath and Bristol to the south and west, and Heathrow and London to the east. The larger towns of Devizes, Corsham and Chippenham provide more extensive shopping, while cultural facilities are available at Bath and Bristol, all of which are within easy reach.

Seend itself has an array of quintessentially traditional period houses and a vibrant village community. It has a village hall, and a Church as well as a primary school. The village is known for its picturesque countryside and proximity to the Kennet and Avon Canal. A little further afield is Bath, which is renowned for its famous Roman-built baths, and a UNESCO World Heritage Site. Bath has a huge array of handsome Georgian buildings and an enormous collection of cultural and culinary experiences.

Frequent and direct rail services run from Chippenham to London Paddington, taking approximately 60 minutes. Wiltshire is renowned for its excellent selection of private and state schools, all being within easy driving distance. Local private schools include Stonar, Haywood Prep, Kingswood, Monkton Combe, Downside, Prior Park, Royal High School Bath, St. Marys Calne, Westonbirt, Marlborough College, Dauntsey's, and Cheltenham schools.

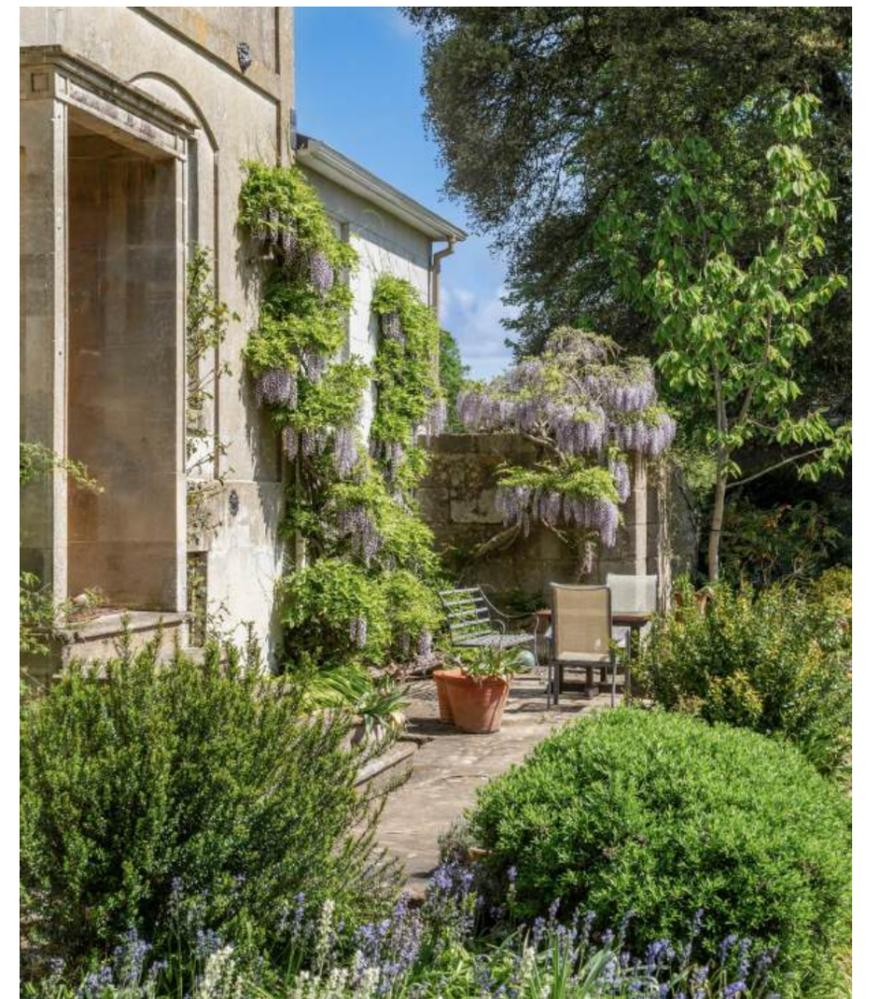
### TOWNS & TRAIN STATIONS

Melksham 3.6 miles  
Devizes 4.3 miles  
Bath 16 miles  
Marlborough 18.5 miles  
Bristol 38.7 miles  
Chippenham station 11.2 miles  
London Paddington from 60 mins





The Coach House



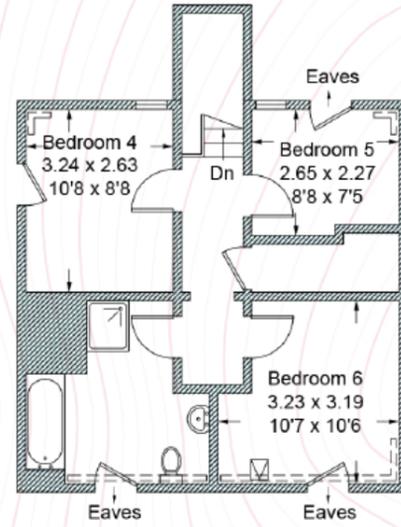




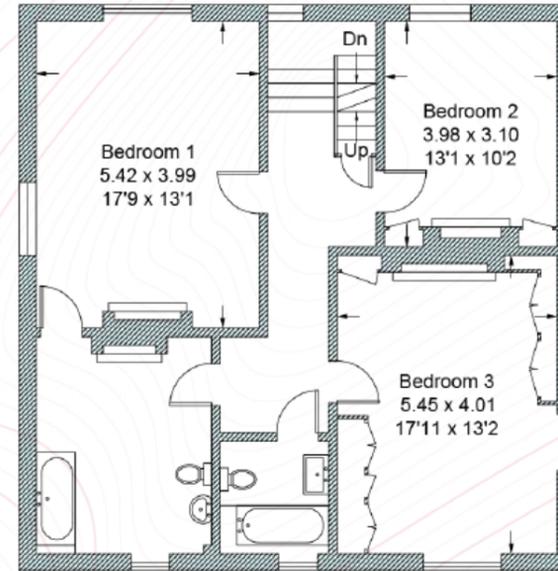




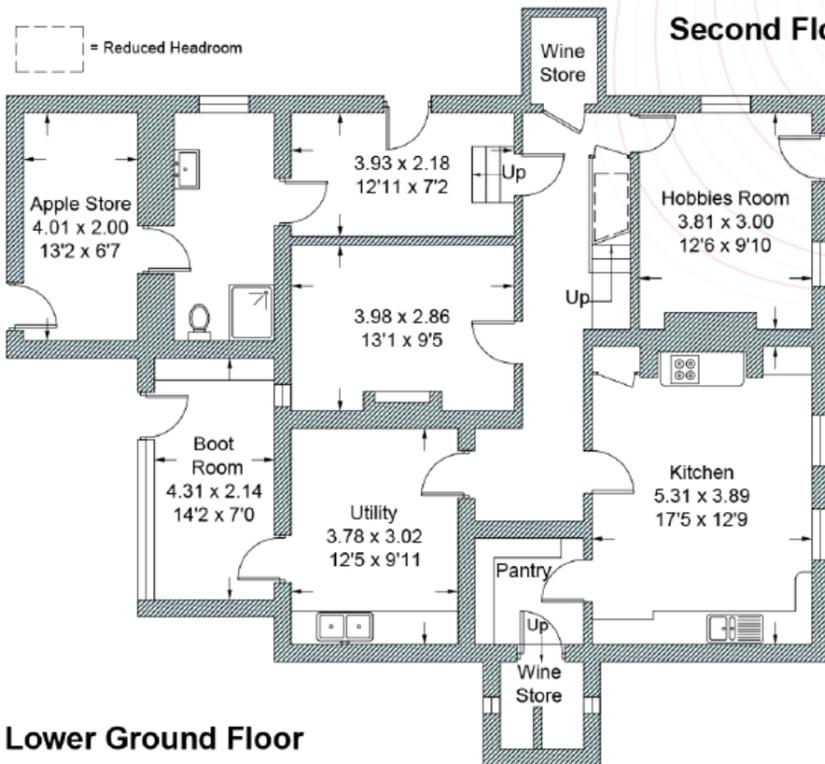
# FLOORPLAN



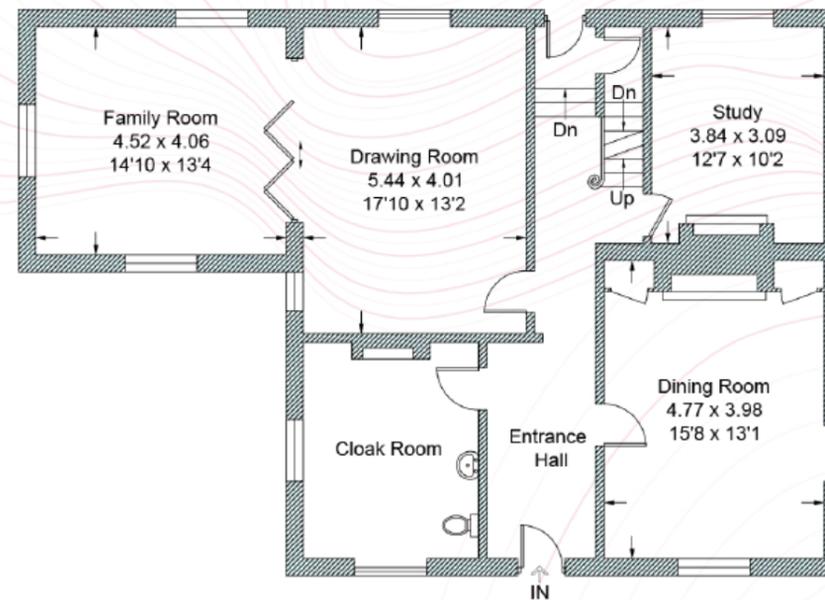
**Second Floor**



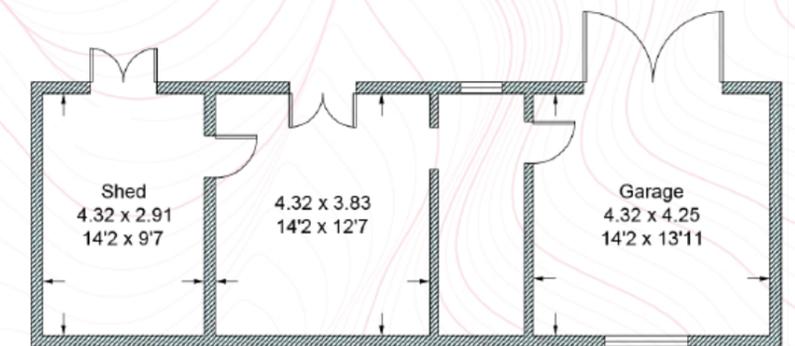
**First Floor**



**Lower Ground Floor**



**Ground Floor**



(Not Shown In Actual Location / Orientation)

**Coach House / Garden Barn**

**Total - 410.7 sq m / 4,420 sq ft**  
**House - 368.5 sq m / 3,966 sq ft | Coach House - 23.9 sq m / 257 sq ft**

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# AREA GUIDE

## Wiltshire

**W**iltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

### WALKING

#### Bath skyline walk

This elevated circular walk provides a wonderful perspective of Bath with the contrast of the city nestled among the rural landscape. The walk captures the World Heritage Site whilst walking through wildflower meadows, woodland and farmland.

### EATING OUT

#### The Beckford Bottleshop

Tucked away in a secluded backstreet is this charming bistro in the building of a former tea merchants and grocers. This contemporary wine merchants has a wonderfully relaxed atmosphere which serve a selected artisan cheese, charcuterie and Michelin bib-gourmand winning small plates and the perfect place to find, try and buy wine.

### EVENT

#### Royal Bath & West Show

This fabulous family day out takes place at the beginning of June. Centred around rural life there are a plethora of activities, demonstrations and entertainment over a three day period. At the centre of the show is the main ring and a wonderful food hall which hosts some of the finest producers of food and drink in Britain.

### DAY OUT

#### Stourhead House & Garden.

With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s. Winding paths offer vistas through trees to classical temples and beautiful scenery at every turn. With the spellbinding presence of the lake, Stourhead's gardens are the perfect place to while away a day out.





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