

# COMBE HOUSE

*Magazine* 



THE  
COUNTRY  
HOUSE  
DEPT.



## ABOUT THIS HOUSE



Combe House is a home that embodies the very spirit of the Cotswolds. Handsome and steeped in history, the property is built from the warm, honey-coloured stone that has made the village so celebrated, its façade softened by time and framed by the countryside that surround it.

Combe House sits along School Lane, a part of Castle Combe rich in architectural legacy. The lane itself is anchored by this former village school, built in 1826 in the C16 style and still standing today with its mullioned windows, stone-tiled roof, and attached gatepiers once marking the entrance to the Manor House estate

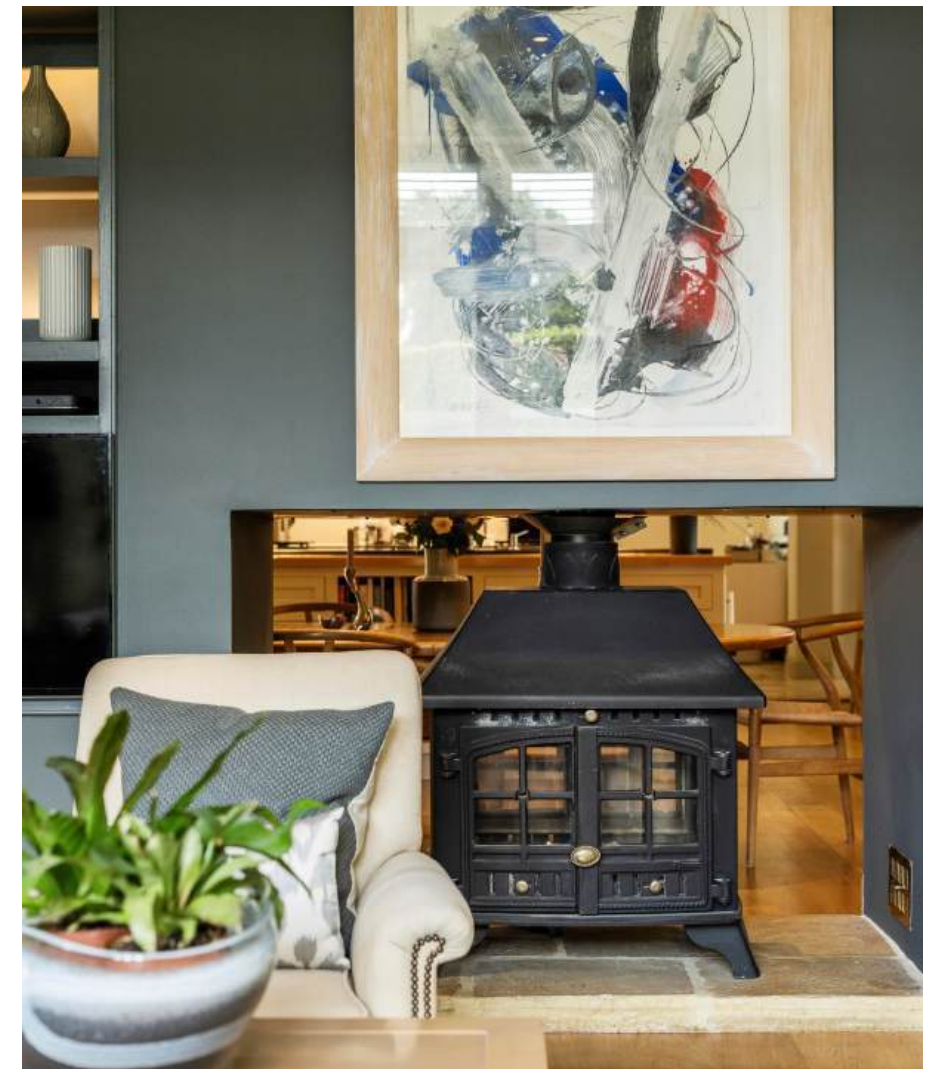


## ABOUT THIS HOUSE



The presence of such a generously scaled school in this small village speaks of the importance of education and community in the early 19th century, and properties like Combe House would have watched that history unfold just beyond their threshold. Nestled within this tapestry of stone and story, Combe House carries with it the quiet dignity of place — a home shaped by centuries of village life, surrounded by buildings that tell the tale of Castle Combe’s enduring heritage. Inside, the house unfolds with a sense of quiet grandeur. Generous reception rooms invite gatherings beside fires, while mullioned windows usher in soft light and views over the gardens and terraces.







## ABOUT THIS HOUSE



**C**haracter is woven through every corner with exposed beams, stone fireplaces, and gentle quirks of age that speak of centuries of life well lived.

The kitchen is the natural heart of the house, its welcoming scale perfect for both convivial suppers and simple family breakfasts. Upstairs, the bedrooms are restful and full of charm, each offering glimpses of the rooftops, trees and countryside that make this part of Wiltshire so enchanting.

Outside, the gardens are as much about atmosphere as design — sheltered, green, and utterly private. Here, stone walls enclose lawns and borders, and a terrace offers a perfect vantage point to pause and take in the stillness of this extraordinary village.











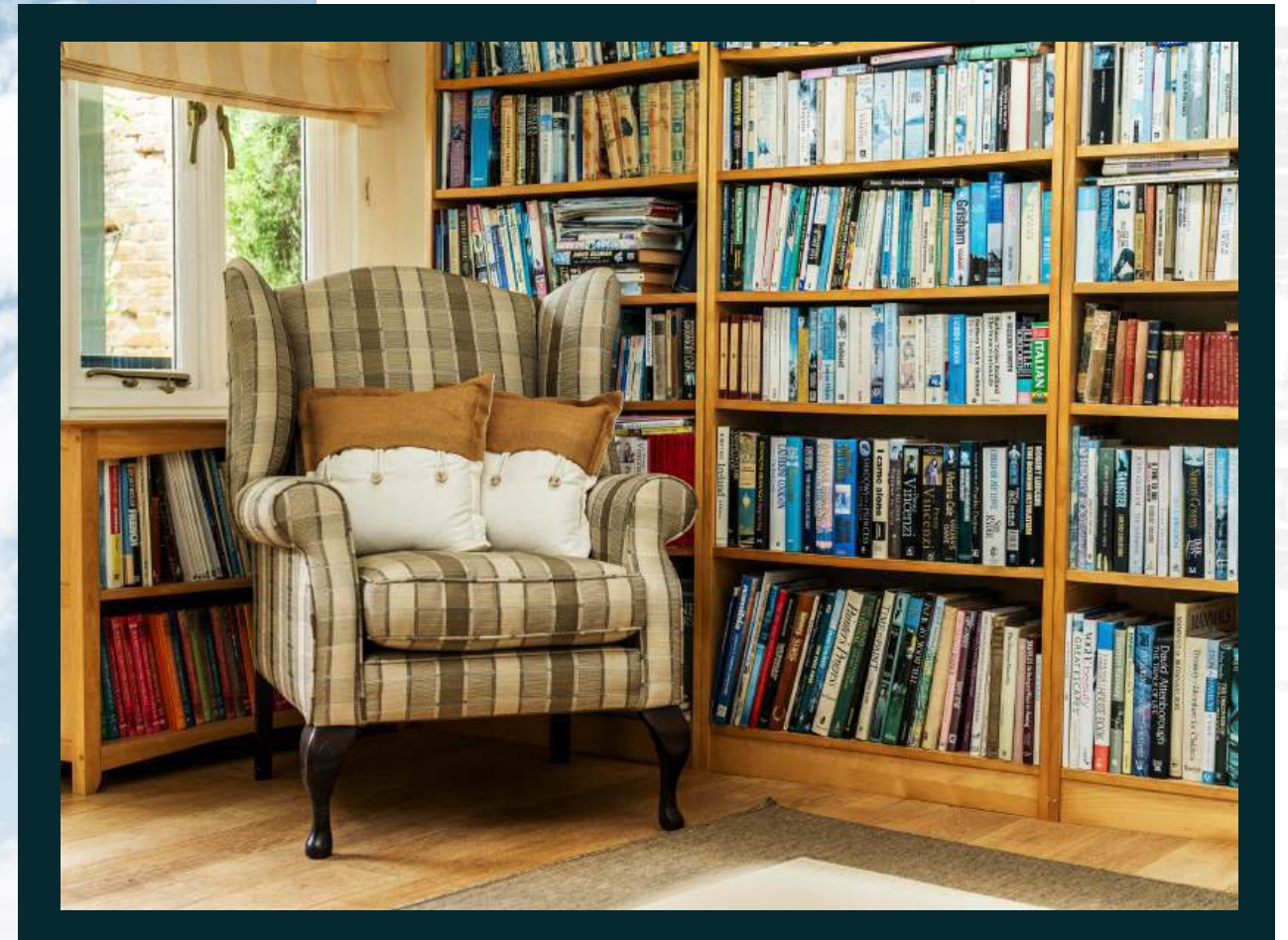
## THE FINER DETAILS



- 4 Bedrooms
- 3 Bath/shower rooms
- 4 reception rooms
- Summer House
- Beautifully landscaped gardens
- Ample parking
- Paddock
- In all approximately 3.85 acres



## THE FINER DETAILS



### AGENTS NOTE

Combe House is Grade II Listed  
Rights of Way - there is a public right of way along a boundary  
Please ask agent for further details

### SERVICES

Mains water, electricity and drainage  
Oil fired central heating

### EPC

Band D

### COUNCIL TAX

Band H

### LOCAL AUTHORITY

Wiltshire District Council











## ABOUT THIS AREA

In the gentle folds of the Cotswolds, Castle Combe is a village that seems to have slipped quietly out of another century. Often described as the prettiest village in England, it is a place of storybook beauty, where crooked lanes wind past cottages built from the soft, honey-coloured stone that defines this landscape. At the centre of the village stands the medieval Market Cross, a gathering point for centuries of villagers, and just beyond it rises St Andrew's Church, its 13th-century tower sheltering a remarkable treasure: a faceless clock, still faithfully keeping time after more than 600 years.

Life here has an unhurried charm. There are two welcoming pubs, each with fires that burn through winter, and a distinguished country hotel with manicured grounds and its own golf course, offering a taste of quiet grandeur. Yet Castle Combe is no sleepy backwater — on the edge of the village the motor circuit hums with energy, where drivers trade winding lanes for the exhilaration of the track.

The nearby village of Yatton Keynell has a primary school, doctors surgery, driving range and public house. 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.







## ABOUT THIS AREA

**W**iltshire is recognized for its excellent selection of private and state schools, all being within easy driving distance. Local private schools include Stonar, Heywood Prep, Kingswood Monkton Combe, Downside, Prior Park, Royal High School Bath, St. Marys Calne, Westonbirt, Marlborough College, Dauntsey's, and Cheltenham schools. Additionally, there are a number of local state schools including Sheldon, Hardenhuish and Malmesbury.

The area is well-connected to some of London's fastest rail-links with Chippenham Station only 6.3 miles away and is well positioned for access to the M4, both junctions 17 & 18 only a short drive away.



### TOWNS & TRAIN STATIONS

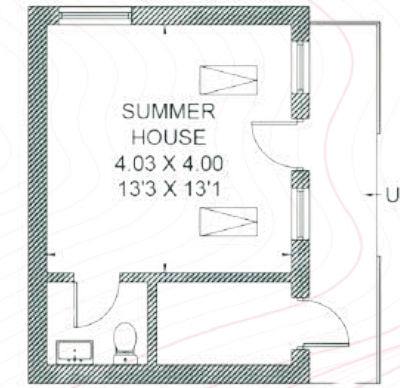
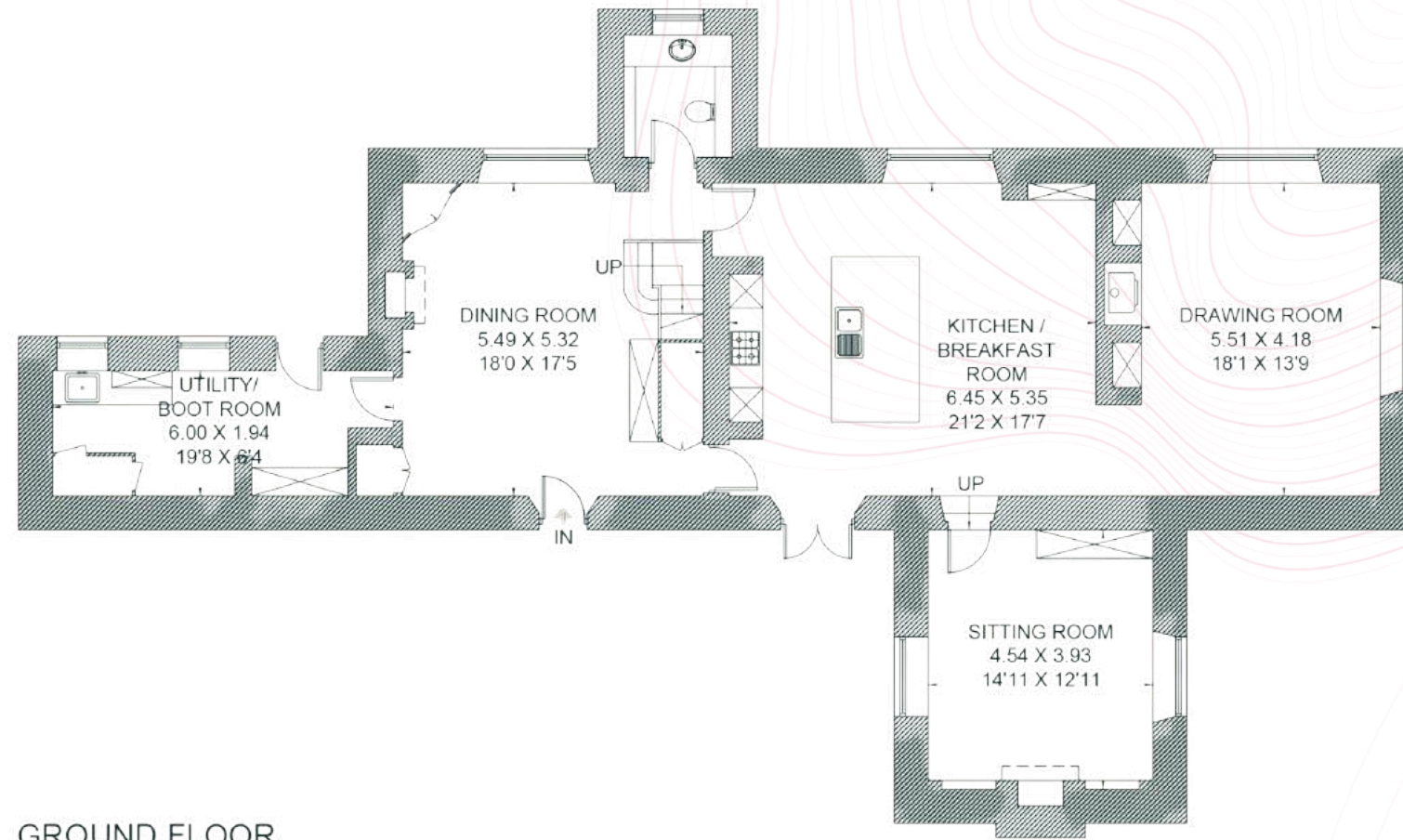
Yatton Keynell 1.7 miles  
 Chippenham 5.5 miles  
 Corsham 6.2  
 Tetbury 13 miles  
 Bath 13.0 miles  
 Bristol 19.0 miles  
 Swindon 22.0 miles  
 Chippenham Station 5.8 miles  
 London Paddington from 62 mins

### LOCAL

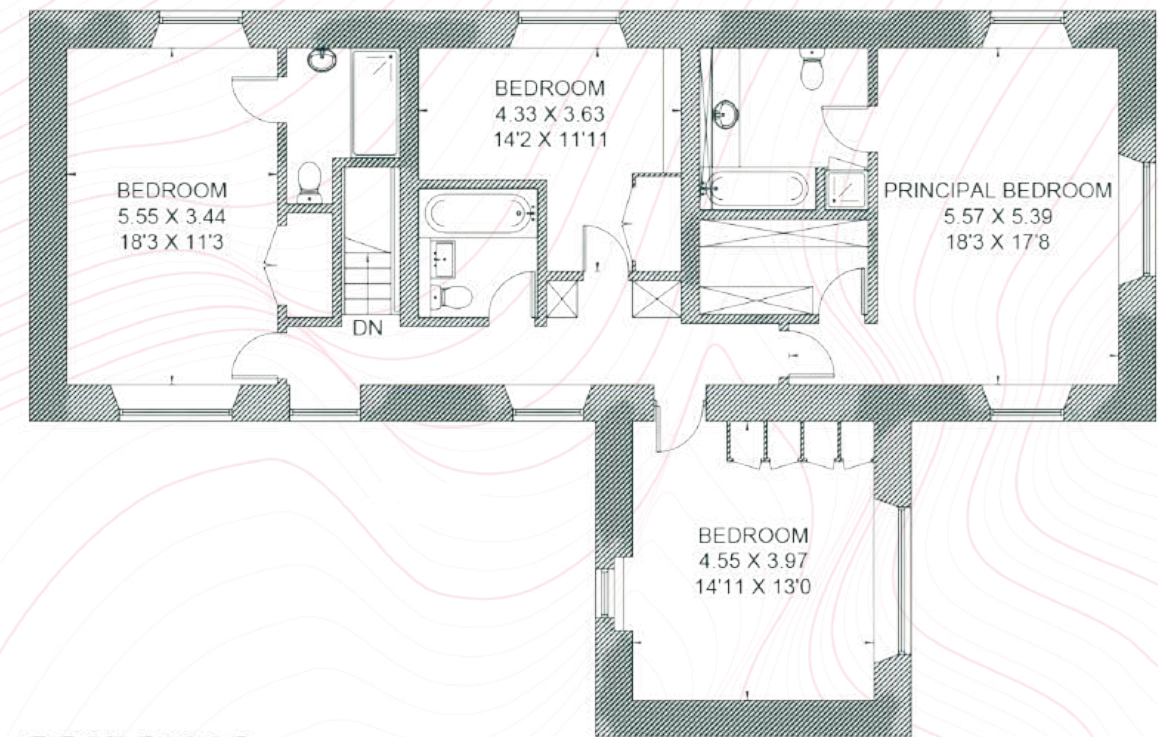
The Manor House Golf Club, Castle Combe  
 The Full Glass Bar, Castle Combe  
 The Castle Inn, Castle Combe  
 The White Hart, Castle Combe



# FLOORPLAN



(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**Total - 273.2 sq m / 2,941 sq ft | House - 250.8 sq m / 2,700 sq ft**  
**Outbuildings - 22.4 sq m / 241 sq ft**

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## AREA GUIDE

# South Cotswolds

**F**amous for its quintessential market towns and honey-coloured cottages, the rolling Cotswolds are bursting with character and charm. Here you'll find a whole host of award-winning hotels, pubs and world-class restaurants as well as some of the country's most unique property. Lose yourself amongst a constellation of picturesque villages with a variety of quirky and independent shops, restaurants and farmers markets – or soak up the amazing atmosphere of one of the many sporting events, such as horse racing at Cheltenham or eventing at Badminton, to name just two.

**WALKING** **The Cotswold Way**  
The Cotswold Way takes you through honey-coloured villages, pass stately homes, ancient battle sites and beautiful churches, all whilst being treated to some of the most amazing views in England.

**EATING OUT** **Lola & Co, Tetbury**  
Perfectly complementing aesthetics with drinks, the Chef uses the finest, seasonal, and sustainable products from the best artisans to create a menu that enables the discovery of flavours from a Majorcan beach, the Costa Brava, the Spain of Quixote and the white ancient mills.

**DAY OUT** **The Cheltenham Festival**  
A highlight in the National Hunt Season that provides an unrivalled atmosphere. Experience four days of the finest horses, jockeys and trainers battling it out for the highest honours in racing.

**Westonbirt Arboretum**  
The most important national arboretum in the country which is home to over 2,500 different species of trees. Westonbirt is the perfect place for you to escape, relax or have an adventure and best known for its spectacular display of autumn colour.





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