



The Chestnuts, Upper Seagry
Wiltshire, SN15 5EX

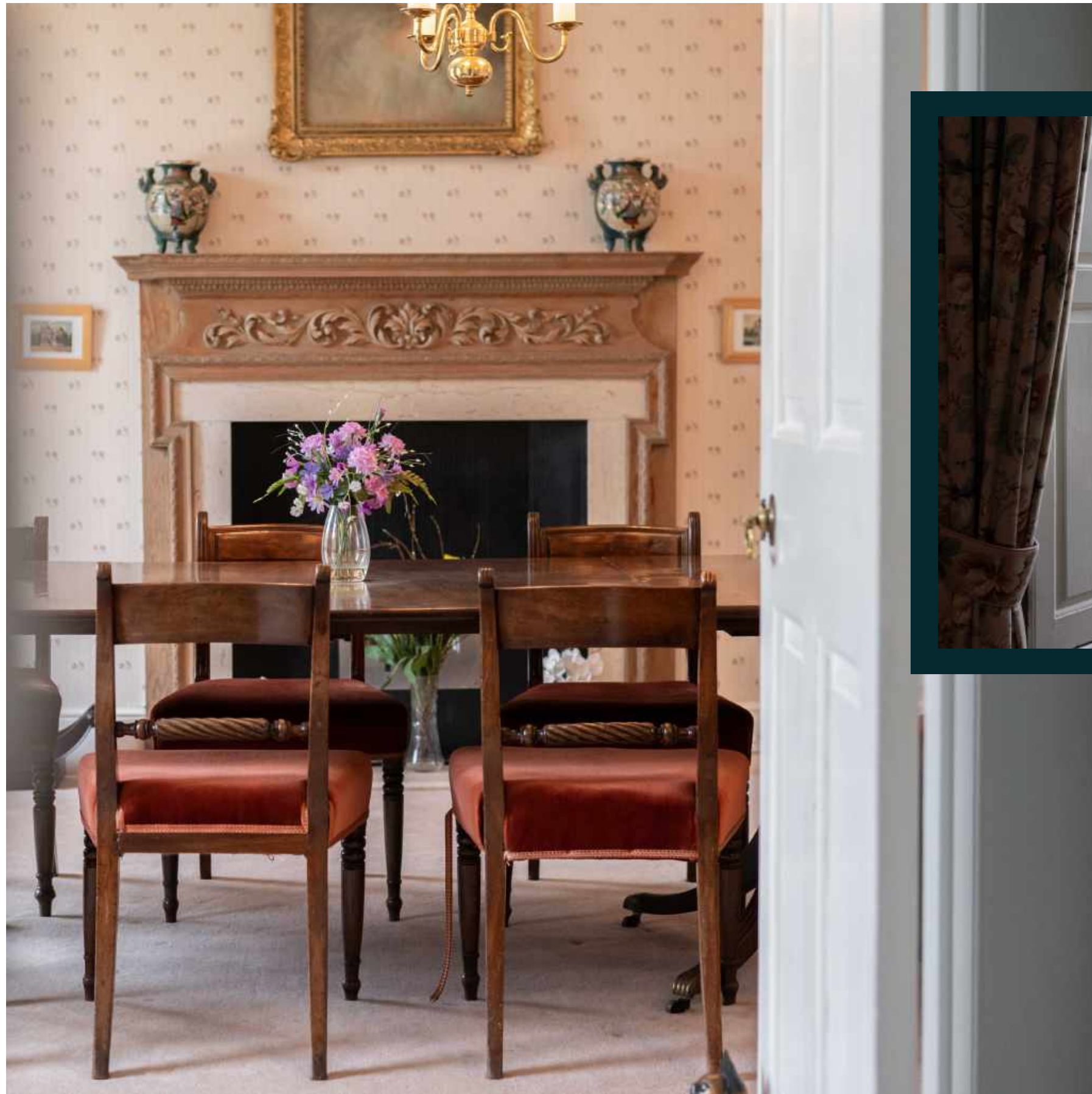
51°31'27"N , 002°04'36"W
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THE
COUNTRY
HOUSE
DEPT.



ABOUT THIS HOUSE



The Chestnuts is a superb house awash with period features reflecting both its Tudor and Georgian origins, including high ceilings, large sash windows and ornate cornicing.

The Chestnuts, a distinguished early-18th-century house, which was enlarged during the Georgian and Victorian eras, stands proudly in the heart of Upper Seagry, Wiltshire. This Grade II listed village house showcases an exquisite blend of red brick and ashlar dressings, complemented by a striking stone slate roof and prominent ashlar end stacks. Its elegant three-story façade, with a symmetrical arrangement of five windows, exudes timeless charm and architectural finesse.



HIGHLIGHTS INCLUDE

- Historical records indicate the significance of this architectural gem. The property was beautifully illustrated in the esteemed Draycot Estate sale catalogue on 27th July 1920 (p. 96), and also featured in Pevsner's notable work "Wiltshire" in 1975 (p. 464), a testament to its enduring architectural and historical importance.
- A charming feature of the brickwork between the upper windows is the presence of decorative black bricks, showcasing the craftsmanship and attention to detail prevalent during the period. The roofline is punctuated by three delightful gabled dormers, which contribute to the character and allure of the property.
- Upon entering the house, a wide staircase rises to the first floor, through a welcoming entrance hall, and you are greeted by two elegant reception rooms on either side. The ground floor flows well and offers huge versatility.
- There are four well proportioned bedrooms on the first floor with a family bathroom and master bedroom suite. Additionally, there are two more attic bedrooms on the second floor.
- The property also includes a large outbuilding which could be ideal for any of a multitude of possible uses.
- The gardens are mainly laid to lawn with well-stocked flower, shrub, and tree borders with a far reaching views over adjoining countryside.
- The Chestnuts, with its rich history and remarkable architectural features, offers a rare opportunity to acquire a prestigious piece of Wiltshire's heritage with huge potential to further enhance the property subject to the necessary planning permissions.
- Located in the idyllic village of Upper Seagry, The Chestnuts enjoys a privileged position within easy reach of local amenities, charming village pubs, and scenic walks through the surrounding countryside.







THE FINER DETAILS



BEDROOMS

4

RECEPTION ROOMS

4

BATH/SHOWER ROOMS

2

ATTIC BEDROOMS

2

DOUBLE GARAGE

1

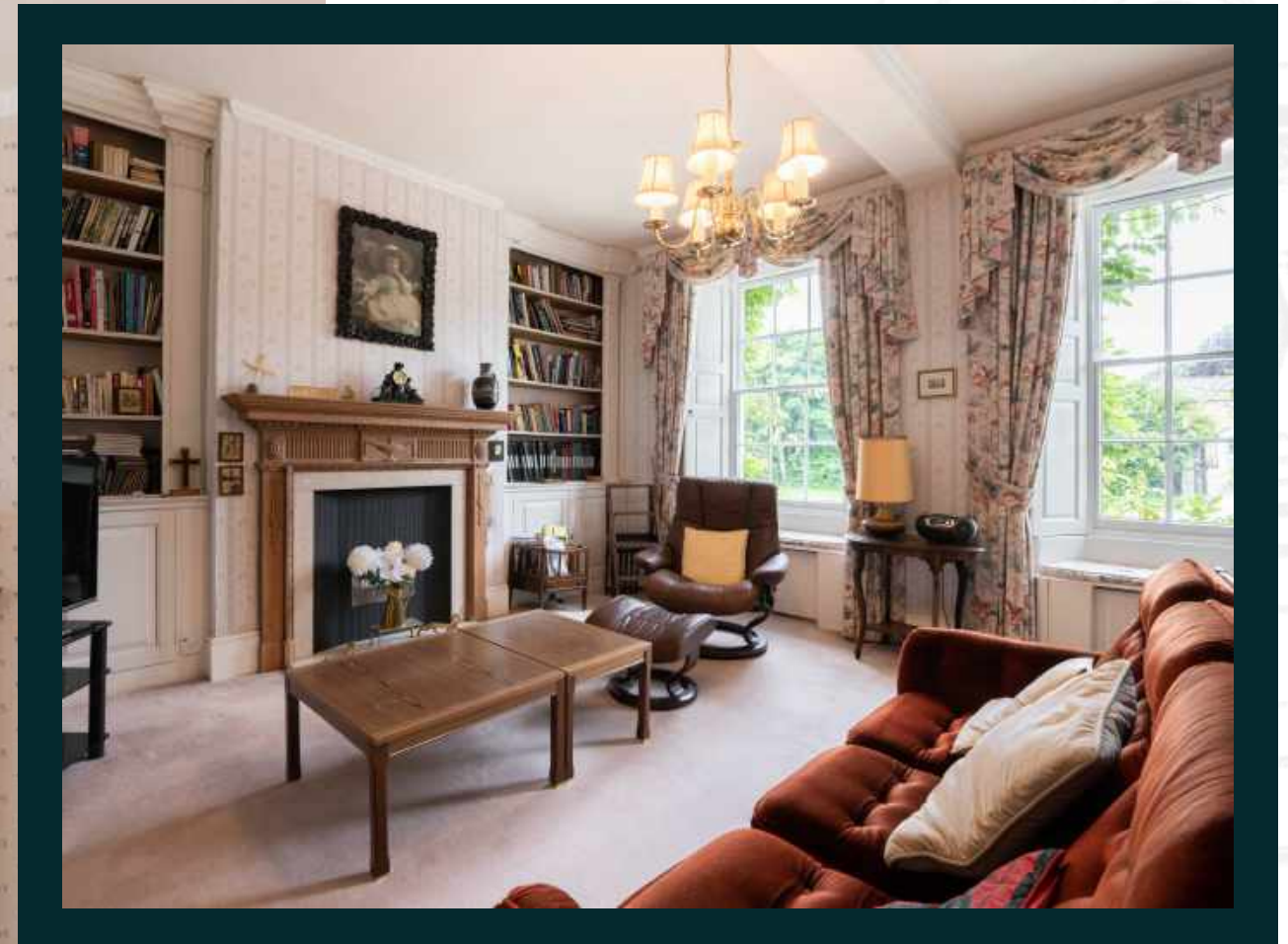
OUTBUILDING/TRIPLE GARAGE

1





THE FINER DETAILS



CO-ORDINATES
51°31'27"N , 002°04'36"W

SERVICES
Mains water and electricity
Private drainage
Oil fired central heating

EPC/LISTING
F
Grade II Listed

COUNCIL TAX
Band H

LOCAL AUTHORITY
Wiltshire District Council





ABOUT THIS AREA

The Chestnuts is situated in the heart of Upper Seagry, which is an attractive North Wiltshire village which has a public house and primary school. The market towns of Malmesbury and Chippenham are both about 5 miles offering a wide range of everyday shops and services including Waitrose supermarkets.

Bath, Bristol, Swindon, Cheltenham and Gloucester are the main regional centres and are all within daily commuting distance. Junction 17 of the M4 is about 2.5 miles distant and there are direct services to London Paddington from Chippenham, scheduled to take from 60 minutes. Bristol airport is 35 miles and Heathrow is 84 miles.

Wiltshire is renowned for its excellent selection of state and independent schools. Local private schools include Marlborough College, Pinewood School, St. Mary's Calne, St Margarets Prep School, Dauntsey's School, Westonbirt, Cheltenham College, Cheltenham Ladies College and Bath schools. Additionally, there are a number of local state schools including three highly regarded Grammar Schools, Stroud High and Marling School in Stroud, Malmesbury and Chippenham Schools.

TOWNS & TRAIN STATIONS

Malmesbury 4.5 miles
Chippenham 5.6 miles
Tetbury 10.4 miles
Swindon 19.4 miles
Cirencester 21 miles
Bath 23 miles
Bristol 25.8 miles
Chippenham Train Station 5.9 miles
London Paddington from 60 mins

LOCAL

The New Inn, Seagry
The Vine Tree, Norton
The Old Bell, Malmesbury













FLOORPLAN



Total - 470 sq m / 5,060 sq ft | House - 374 sq m / 4,021 sq ft
Outbuildings / Garages - 78 sq m / 838 sq ft | Lean To - 8 sq m / 87 sq ft

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AREA GUIDE

Wiltshire

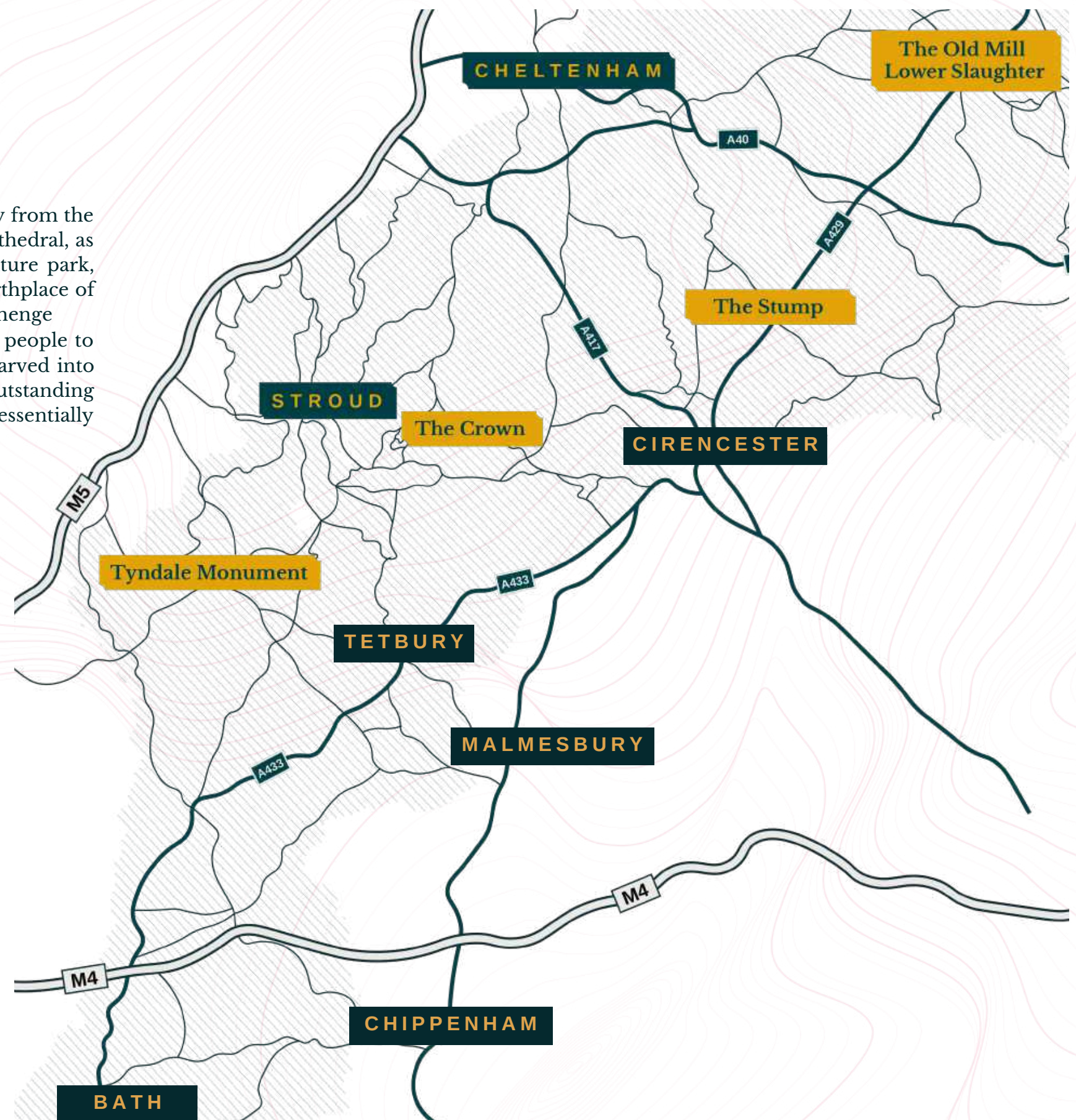
Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (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 **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 **William's Kitchen**
A multi-award-winning seafood restaurant, fishmonger, delicatessen, and caterer in the heart of Nailsworth, Gloucestershire.

EVENT **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.

DAY OUT **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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01865 338 300
info@thecountryhousedepartment.com
thecountryhousedepartment.com

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51°42'58.9"N 1°12'54.6"W