

# KEEPERS LODGE





# KEEPERS LODGE

## GUIDE PRICE

£1,850,000

A wonderful family home with ancillary accommodation, stabling and land in beautiful south Cotswold countryside.

**ADDRESS** Keepers Lodge  
Gibb Road  
Castle Combe  
Chippenham  
Wiltshire, SN14 7NQ

**LOCAL** The Manor House Golf Club, Castle Combe  
The Full Glass Bar, Castle Combe  
The Castle Inn, Castle Combe

**TOWNS  
& TRAIN  
STATIONS** Chippenham 5.5 miles  
Bath 13 miles  
Bristol 19 miles  
Swindon 22 miles  
Chippenham Station 6.3 miles ⇌  
London Paddington from 62 mins

THE  
COUNTRY  
HOUSE  
DEPT.

51°30'10.2"N 2°13'45.0"W





# ABOUT THIS HOUSE

## GENERAL

4  
BEDROOMS

3  
BATH/SHOWER  
ROOMS

3  
RECEPTION  
ROOMS

SERVICES	Mains water and electricity. Private drainage. Oil fired central heating.
EPC	D
COUNCIL TAX	Band F
LOCAL AUTHORITY	Wiltshire District Council
ACREAGE	18.97 acres (approx.)

## HOUSE AND GROUNDS

This fantastic family home is located in picturesque south Cotswold countryside, approached down a long drive and across a large gravel driveway. Keepers Lodge sits in an idyllic position surrounded by gardens and paddocks which are simply beautiful; mostly laid to lawn, the garden is interspersed with a variety of trees, shrubs and well-established flower beds which are full of colour throughout the summer months. Historic woodland forms the majority of the boundary to the 18.97 (approx.) acre plot. Keepers Lodge benefits from the most spectacular views over its land and has a real sense of privacy.

Believed to date back to the 19th Century with later additions, Keepers Lodge has a warm and inviting feel, with generously proportioned rooms - ideally suited for a family and those who enjoy entertaining. The property has been sympathetically modernised over the years to provide wonderful open living space yet retaining much of the character and charm. One of the many highlights includes a showstopping 29 ft kitchen/breakfast room which in turn has wonderful views over the gardens and surrounding paddocks. The equestrian facilities include a stable yard consisting of three stables, tack room, store and a fibre sand manege.

Ancillary accommodation includes a self-contained cottage comprising two bedrooms, both with en suite shower rooms and a well-appointed kitchen.

A Cotswold stone store provides ample storage space and a separate pavilion would make the most superb office or studio.









## ABOUT THIS AREA

### OUR THOUGHTS ON CASTLE COMBE

Castle Combe is a quintessentially English village, often named as the 'prettiest village in England' the village sits in the Cotswolds Area of Outstanding Natural Beauty in north west Wiltshire.

Castle Combe has featured regularly as a film location and has a rich history with houses constructed of the honey coloured Cotswold stone, typical for a village of this area.

Within Castle Combe you'll find a Market Cross and St Andrew's Church dating from the 13th century. The church houses a faceless clock reputed to be one of the oldest working clocks in the country. You will also find two pubs and a luxury hotel.

For those who are keen golfers, The Manor House Golf Club is within walking distance. Nestled in 365 acres of Cotswold countryside, the championship 18-hole golf course also houses The Clubhouse for food and drink, The Loft, a state of the art gym and The Waterfall Lodge suitable for overnight golf breaks.

On the edge of the village is the Castle Combe Circuit where drivers have the opportunity to test out different vehicles, drive their own car or motorbike around the circuit or tackle the Rally course.

The nearby village of Yatton Keynell has a primary school, doctors surgery and public house, however, for more comprehensive shopping and recreational needs Chippenham, Bath and Bristol are within striking distance as are a number of popular schools.

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.











Kitchen/Breakfast Room



Snug



Drawing Room

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A warm and inviting feel, with  
generously proportioned rooms.









Bedroom View



Bedroom

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The property has been sympathetically modernised over the years.



Bathroom









Keepers Lodge



Terrace



Pavilion

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Located in an idyllic position surrounded by gardens and paddocks.









Woodland



Keepers Lodge

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Located in the picturesque south  
Cotswold countryside.



Ancillary Accomodation









Equestrian Facilities



Stable Yard



Land

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Picturesque woodland forms the majority of the boundary.



# FLOOR PLAN

517 sq m / 5,566 sq ft

TOTAL

180 sq m / 1,939 sq ft

OUTBUILDINGS

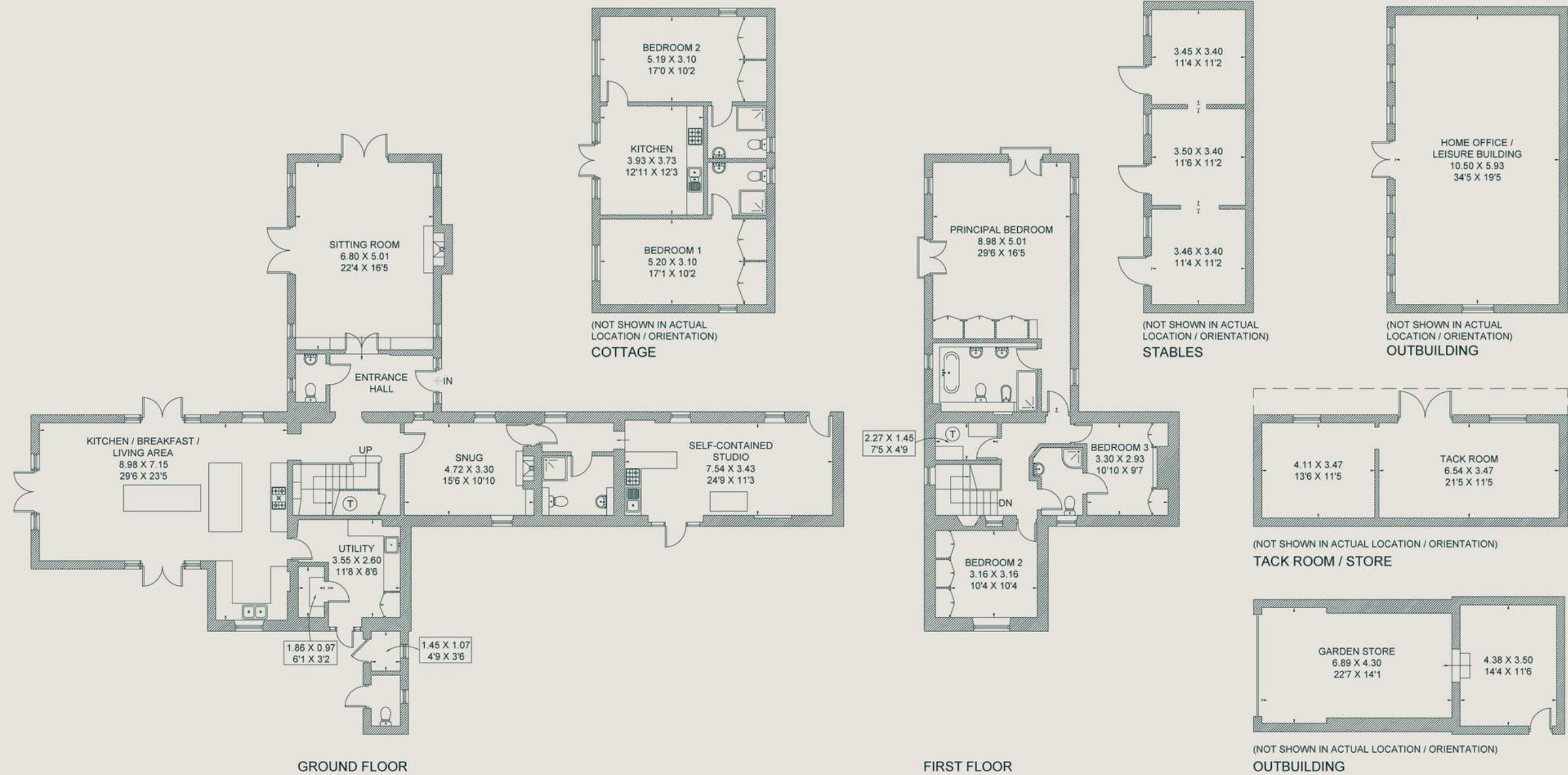
63 sq m / 677 sq ft

COTTAGE

274 sq m / 2,950 sq ft

MAIN HOUSE

*For identification purposes only.*



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THE  
COUNTRY  
↔ HOUSE  
DEPT.

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