



An impressive house extending to 9 bedrooms in a picturesque location on the Bowood Estate



TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY  
AVAILABLE FROM LATE SEPTEMBER - EARLY OCTOBER 2021

Rent £4,100 per calendar month plus outgoings

The property is located on the Bowood Estate and enjoys easy access to Chippenham, Calne and Devizes, each with excellent facilities and communication links. Chippenham also has the benefit of a mainline railway station and access to J17 of the M4.

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For further information please contact the Property Manager at the Bowood Estate Office  
Tel: 01249 810953 | E-mail: [propertymanager@bowood.org](mailto:propertymanager@bowood.org)



### SITUATION AND DESCRIPTION

An attractive and traditional three storey Estate property. The house benefits from generous ceiling heights in the reception rooms and the first floor bedrooms. The property retains a wealth of period features including sash windows, original fireplaces and cornicing, and is tastefully decorated throughout.

On the first floor there is a master bedroom suite with bathroom and dressing room, four further double bedrooms, a shower room and a bathroom. The top floor consists of four further bedrooms and a bathroom.

The property has the benefit of a large and private garden, tennis court, swimming pool, off road parking and significant storage.

The accommodation is arranged on two floors and comprises:

- Entrance Hall
- Library with adjoining study
- Dining Room
- Drawing Room
- Kitchen/breakfast room with Aga
- Utility Room
- Larder
- Downstairs Cloakroom
- Master bedroom suite
- 8 further bedrooms
- 3 further bathrooms
- Cellar
- Studio – ideal for use as a home office or gym
- Heated outdoor swimming pool
- Tennis court
- Garage
- Outbuildings, stores and stables
- Gardens of approximately 3 acres
- Adjoining paddocks, available by separate negotiation



## GENERAL INFORMATION

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|-------------|---|
| ASSESSMENTS | Council Tax Band H<br>EPC Rating F25  |
| SERVICES    | Mains electricity and water<br>Private drainage/sewage connections<br>Oil fired central heating throughout  |
| TENURE      | The property will be offered unfurnished on an Assured Shorthold Tenancy Agreement.   |
| AUTHORITIES | Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER<br>Telephone: 01249 706111   |
| VIEWINGS    | Viewings strictly by appointment with the Bowood Estate Office.<br>Please contact Property Manager:<br>Telephone: 01249 810 953<br>E-mail: <a href="mailto:propertymanager@bowood.org">propertymanager@bowood.org</a> |

## TENANCY COSTS

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| Rent:    | £4,100 per calendar month payable in advance by standing order on the first day of each month. |
| Deposit: | £4,730.77 (being equivalent to five week's rent).  |

- Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.
- Successful tenants should keep a copy of these particulars for future reference.
- Particulars prepared 08/09/2021.