



JAMES PYLE^{Co.}



The Weavers House, Water Lane, Castle Combe, Chippenham, SN14 7HX

Grade II Listed country house
Picturesque riverside setting
1.65 acres of magnificent grounds
7 Bedrooms
5 Receptions Rooms
Double garage, carports and generous
private parking



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The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

Approximately 5,744 sq ft

£6,500 pcm

“A magnificent 7 bedroom Grade II listed country house is set within 1.65 acres of private grounds with extensive parking/garaging”

The Property

DESCRIPTION Privately located in the very heart of the highly sought-after and quintessential Cotswold village of Castle Combe, The Weavers House is a substantial 17th-century Cotswold stone detached country house set within approximately 1.65 acres of delightful riverside gardens. Grade II Listed, the property is significantly important within the village commanding the optimum position within Water Lane, the most photographed street of Castle Combe and subject of many film locations including Dr Dolittle, War Horse and Stardust. Originally, the house was three cottages, now combined and sympathetically extended since to create a magnificent home.

The property offers extensive accommodation with some seven bedrooms, four bathrooms and five generous reception rooms, in all extending to around 5,744 sq.ft. The property has been re-roofed in recent years and thoroughly refurbished with up to date fixtures and fittings throughout. The versatility of the

accommodation offers the potential for independent living areas.

Even with the enviable postcard setting, the property benefits from a good degree of privacy set away from the hustle and bustle behind a privacy gate with well-established planting offering an excellent degree of seclusion. There is an integral double garage in addition to further carports and ample private parking for numerous vehicles – a rarity within the village.

The grounds of Weavers House are a spectacular haven to enjoy nestled against the valley backdrop and facing entirely south. The well-tended formal walled garden opens to an extensive paddock beyond.

LOCATION The very pretty South Cotswolds village of Castle Combe is a world famous tourist destination and quaint village famed for its traditional and unspoilt Cotswold cottages



and streets. The village is a regular location for the film industry with movie's including 'War Horse' and 'Dr Dolittle'. A short walk from the property there is the Manor House Hotel with its Michelin star Bybrook restaurant and the golf club which has a Peter Alliss designed 18 hole course, regarded as one of the top 100 in the UK. At the heart of the village is the 14th Century Market Cross, a small hotel and a public house. The nearby racetrack is also a popular attraction. There is an excellent road link to the M4 (Junction 18 7.5miles) and Bristol and Bath. Fast trains from Chippenham can reach Paddington, London in 75 minutes.

REQUIRED INFORMATION We understand the property is Freehold with oil fired central heating, mains drainage, water and electricity. The property is Grade II listed and located within the Cotswold Area of Outstanding Natural Beauty and a Conservation Area. DSL connected superfast broadband is available and

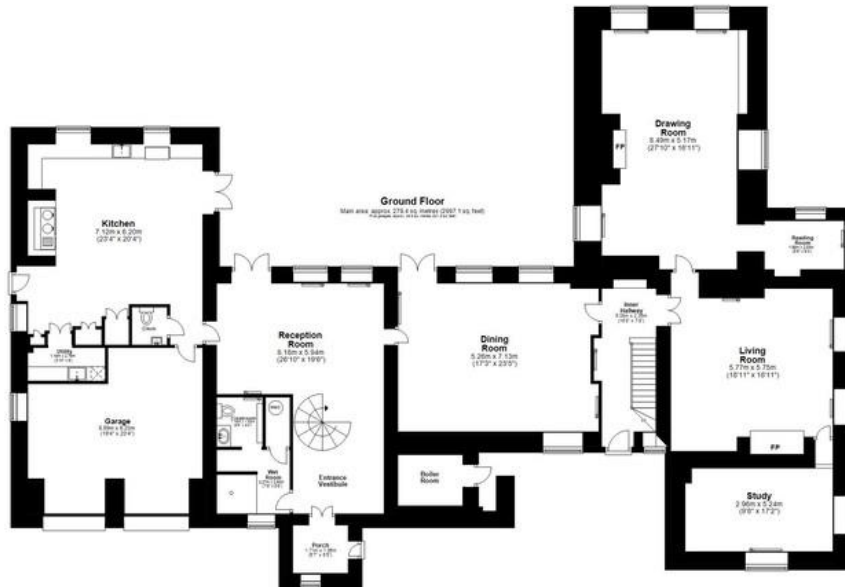
mobile phone coverage is limited within the village. Please check the Ofcom mobile and broadband checker website for more information. Neighbouring properties have rights of way over Water Lane. The property is enlisted for the Government Flood Re Scheme and extensive works have been carried out to comply with insurance requirements following an insurance claim in 2012. Wiltshire Council Tax Band H.

Directions

From the North via the B4039, turn towards the village and drop down the hill into Castle Combe passing the market cross continuing south. Before the bridge, bear left into Water Lane through the residents only barrier and locate the property at the end of the lane directly in front. Postcode SN14 7HX. What3words: ///void.riverside.regress

Local Authority
Wiltshire Council
H £4,433





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		65 D
39-54	E	42 E	
21-38	F		
1-20	G		

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