



# THE CHANTRY

BRADFORD-ON-AVON • WILTSHIRE





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## BRADFORD-ON-AVON • WILTSHIRE

Bath 8 miles • Frome 10 miles • Chippenham 11 miles • M4 (Junction 17) 16 miles  
(All distances are approximate)

*An impressive and immaculately restored Grade II\* Listed former Chantry, sitting in stunning landscaped gardens.*

### Ground Floor

Entrance hall / Dining room • Drawing room • Kitchen • Breakfast room  
Garden room • Study • Boot room • 2 cloakrooms

### Lower Ground Floor

Orangery • Carp pool

### First Floor

Master bedroom suite • 2 further bedrooms • Bathroom

### Second Floor

4 bedrooms • Bathroom • Laundry room

### Gardens and Grounds

Formal gardens • Loggia • Car port • Garage

**In all about 0.82 of an acre (0.33 hectare)**

### Bath Office

4 Wood Street, Queen Square  
Bath BA1 2JQ

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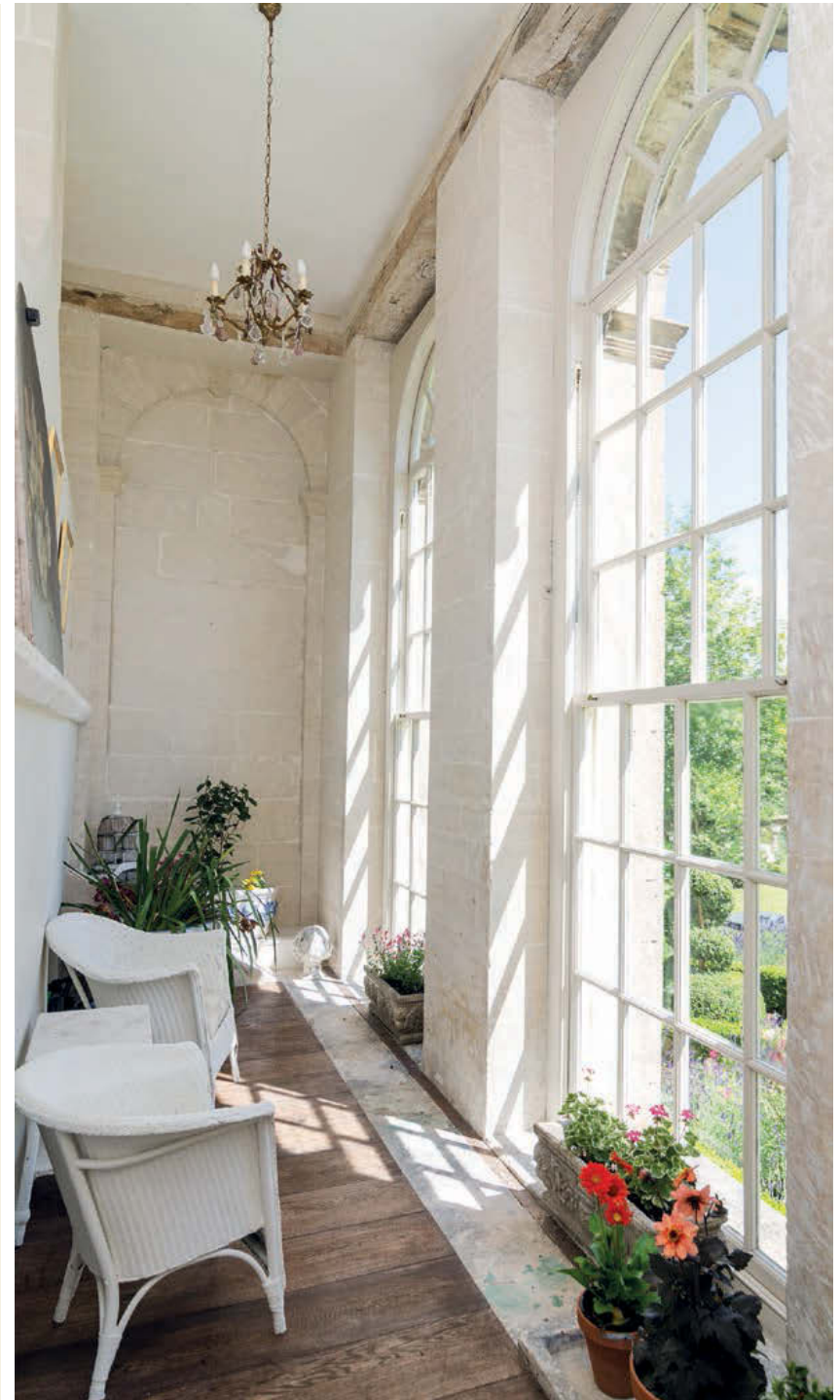
[www.knightfrank.co.uk](http://www.knightfrank.co.uk)

### Country Department

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Your attention is drawn to the Important Notice on the last page of the brochure.





## Situation

The property is located on Barton Orchard, a sought after no-through road, on the western slopes of Bradford-on-Avon. The elevated position provides a wonderful juxtaposition of enjoying unbroken breath-taking views over Bradford-on-Avon and the countryside beyond, whilst being just moments from the centre of this beautiful historic market town.

One of the most compelling features about Bradford-on-Avon is its unique position on the edge of the Cotswolds facing the River Avon. This picturesque Saxon town was a winner in the Sunday Times "Best Places to Live in Britain" competition earlier this year, boasting a wide range of day-to-day amenities. The town has many fine examples of architecture from the Saxon, Medieval, Tudor, Georgian and Industrial Revolution periods. As well as having a library, bank, health

centre, veterinary surgery, shops, restaurants, delicatessen and 3 schools, Bradford-on-Avon is home to the Wiltshire Music Centre which hosts high quality classical, jazz, folk, world and contemporary music concerts throughout the year.

London Paddington is only 80 minutes away from the mainline railway station in the town centre (about a 5 minute walk) which also provides links to Bath, Bristol and Portsmouth. Junction 17 for the M4 at Chippenham is within a 20 minutes' drive. Bristol Airport lies about 26 miles away to the west.

The City of Bath is only 8 miles away and is a cultural hub in the region, with its world-famous Roman Baths and the Theatre Royal (amongst many others) and provides first class shopping, educational and leisure facilities.

There is a huge range of sporting opportunities nearby including hunting with the Avon Vale, national and international rugby at Bath, Bristol and Gloucester, county cricket, horse racing at Bath, Salisbury, Wincanton and Chepstow, fishing and canoeing on the River Avon, the River Kennet and the Avon canal. Golf can be found at Cumberwell Park, with two 18-hole courses.

The area is renowned for the quality of its private schooling facilities. Boys, girls and mixed private schools are found at Prior Park, Stonar, Monkton Combe, King Edwards, The Royal High School for Girls and Kingswood in Bath. Further afield but within easy reach are Badminton, Downside, Marlborough, Millfield and St Mary's Calne. Bath University is ranked in the Top 10 in the country by the Sunday Times.



## The Chantry

The Chantry is Grade II\* listed and English Heritage refers to the property in its listing as having “immense townscape value as a focal point at the west end of Church Street”. Importantly, this value does not equate to accessibility or being overlooked and the property is noticeably private given it is a townhouse.

According to its listing, the nucleus of the house was built in 1546-48 by Thomas Horton de Iford with later alterations in the 17th and 18th centuries. The Chantry is a truly unique and outstanding property which has been lovingly restored and refurbished to a very high standard by the current owners and is now, whilst a very architecturally impressive building, also a good family home. Two particular features are of significance in the history of the house; an original fireplace and a carp pool which was used by the priests to store fish caught in the river.

The accommodation is comfortable and spacious, arranged over three and a half storeys. The sense of welcome as you enter the Hallroom which lies at the heart of the house is significant; it is a large room with excellent dimensions, stripped oak floor boards and a fine Grade II\* listed fireplace, currently arranged as a sitting room at one end. Doors lead off to other reception rooms, including the beautiful Georgian drawing room with a bay window over-looking the gardens, whilst beyond the drawing room is the extremely light south-facing garden room, with large French windows providing a wonderful place to enjoy the evening sun. The study also enjoys excellent south-facing views.

Next to the large dining room is the kitchen, another

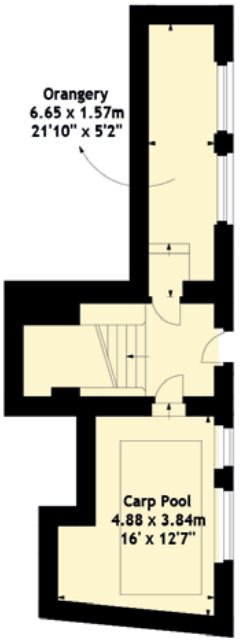
striking room with a double vaulted ceiling which has been extensively altered and newly fitted to the highest standard. Further doors lead to a secluded courtyard area, ideal for breakfast outside and there is also a doorway to the boot room. The immaculate orangery and the carp pool room are on the lower ground floor, with access out to the garden.

The spacious master suite is south facing and occupies the prime position on the first floor, with a large double bedroom, dressing room and en-suite bathroom. There is a priest hole in one of the fitted wardrobes in the bedroom, secreted under the floorboards. There is also an informal sitting room or bedroom, a further bedroom and a shower room. Stairs lead to the second floor with four double bedrooms, a bathroom and laundry room.



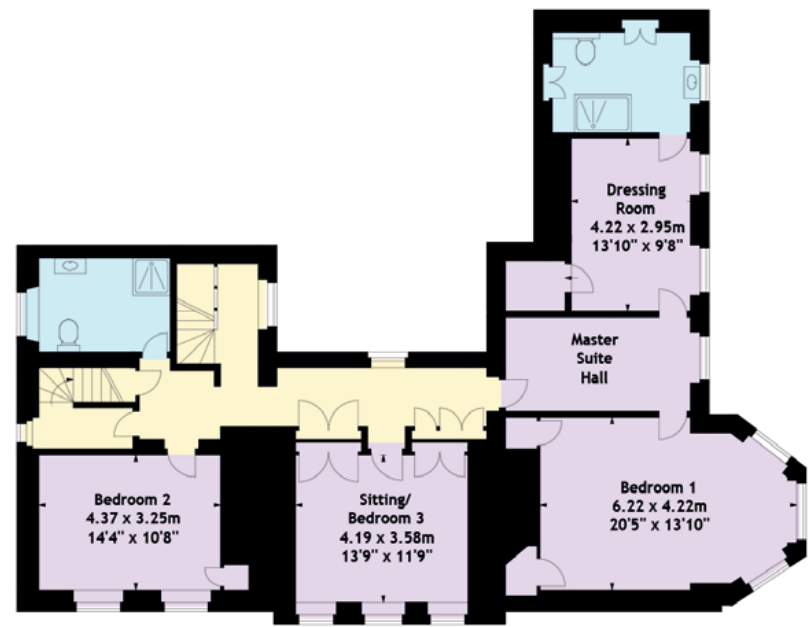
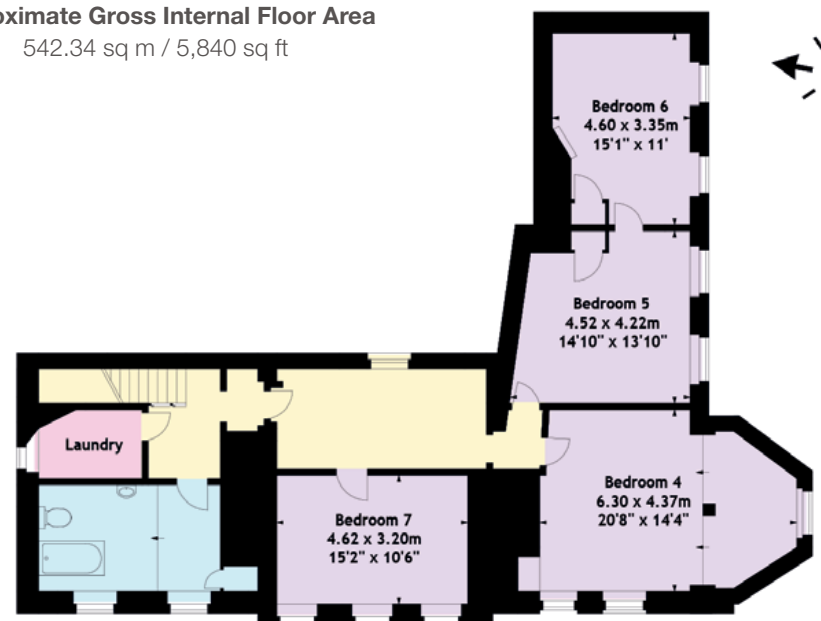


- Living Area/Reception
- Bedroom/Dressing Area
- Bathroom/WC
- Kitchen/Utility
- Storage/Vaults
- Terrace/Outside Space



**Approximate Gross Internal Floor Area**

542.34 sq m / 5,840 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



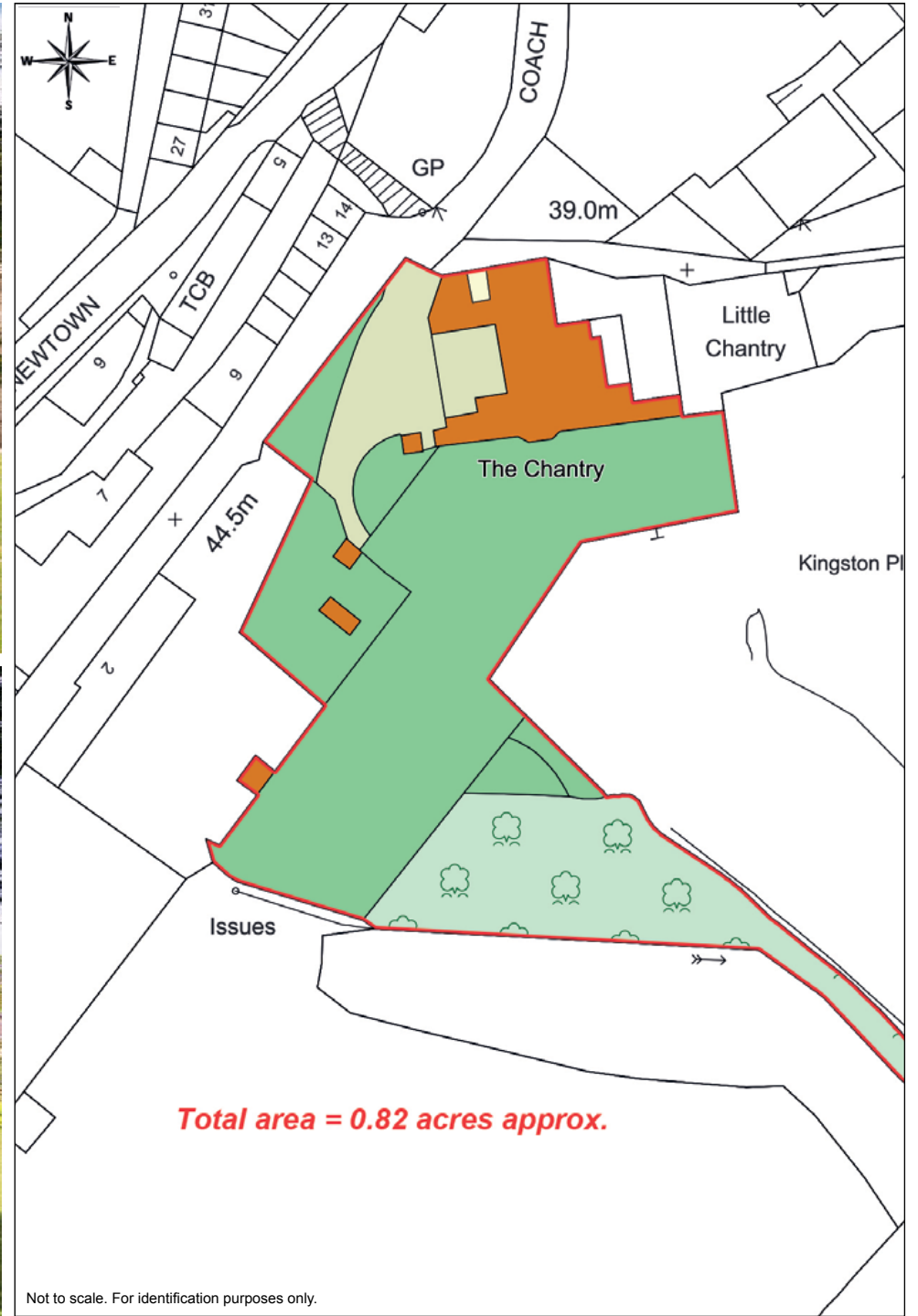


## Gardens and Grounds

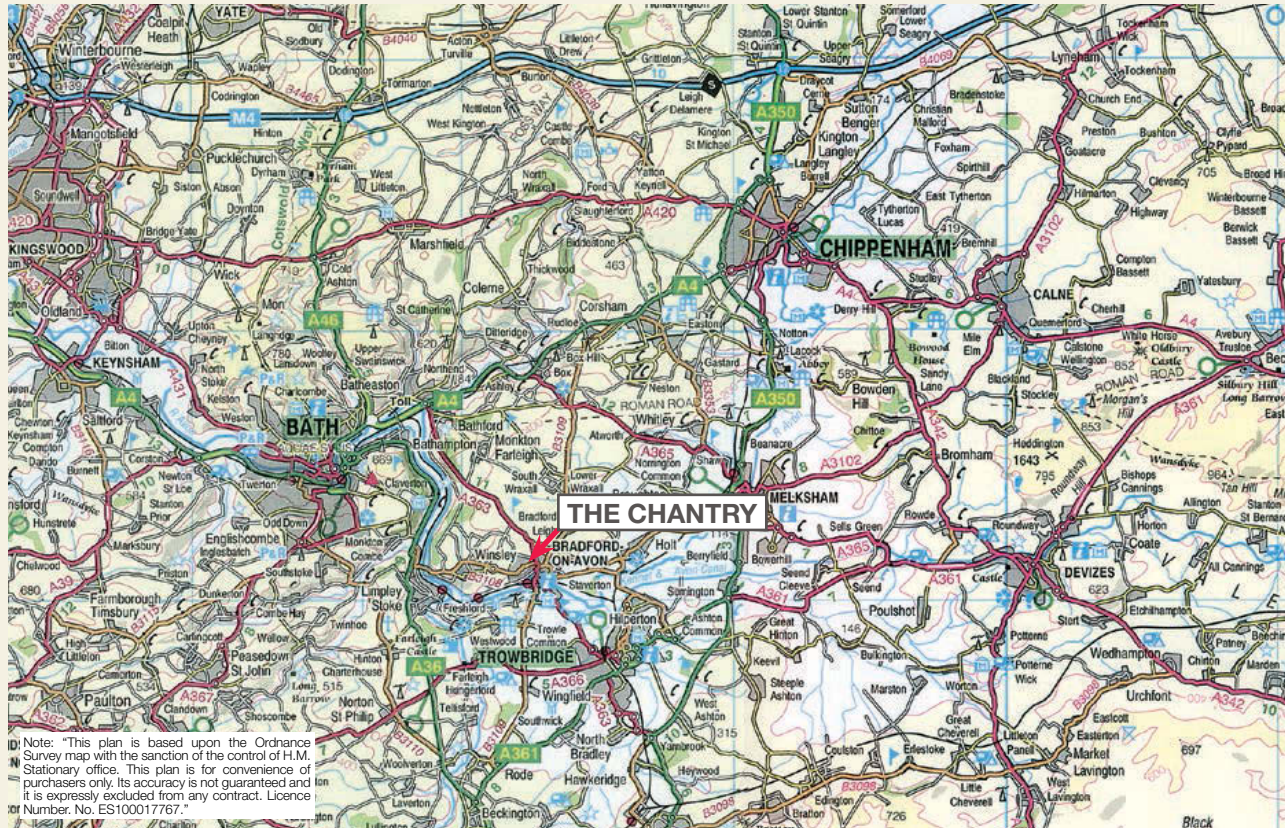
There are numerous south-facing secluded areas of terrace for outdoor dining. A fine pedimented loggia provides a fabulous peaceful position from which to enjoy the gardens. The gardens to the rear are mostly laid to lawn, with beautiful topiary and plentiful mature and well stocked borders. A shallow yet ornate spring-fed water feature crosses the garden, feeding the pretty pond. Various springs lower down the garden lead all the way down to the river Avon. A path leads down to a deck on the riverside.

A new stone-built double car port and garage was built last year, with plenty of extra parking nearby.





Not to scale. For identification purposes only.



## Services

We are advised that mains water, electricity, drainage and gas are connected to the property. Gas-fired central heating. There is under-floor heating in the boot room, kitchen, dining room and Hallroom.

## Local Authority

Wiltshire Council  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

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## Council Tax

Band G

## Method of Sale

The freehold of The Chantry is available for sale by private treaty with vacant possession on completion.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings,



together with the fitted carpets, curtains, light fittings and garden statuary are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Directions (Postcode BA15 1LU)

From Bath head East the A4 and at the first roundabout take the third exit onto the bypass. Follow the bypass and at the next roundabout, take the third exit and follow this road all the way to Bradford-on-Avon on the Bath Road. Go straight over the mini roundabout and then take the second exit towards the town centre. Follow this road for approximately 200 meters and then take the next right on to New Town. Shortly after passing the car park on the left hand side, turn left through the white gate posts and follow the drive down to the gates of the house immediately in front.

From the M4 junction 18 take the A46 to its conclusion which is a roundabout and then follow directions above from the end of the bypass.

## Viewings

Strictly by prior appointment with the sole agents Knight Frank LLP.





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