

LITTLE PARK

ROYAL WOOTTON BASSETT • NORTH WILTSHIRE



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A beautifully presented Jacobean house surrounded by a delightful residential estate

Accommodation and amenities

Reception hall • Drawing room • Dining room • Sitting room • Study
Kitchen/breakfast room • Laundry room • Utility room • Boot room
WC cloakroom • 2 cellars •

5 bedrooms • 3 bathrooms • Dressing room

Gardens and grounds • Orchard • Stable yard • Paddocks
Lake • Tennis Court • Woodland

A range of modern agricultural buildings including workshops, garaging, offices and stores

Groom's Cottage

Indoor arena • 6 furlong all weather gallop

For sale freehold

In all about 212 acres (about 85 hectares)



These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the brochure.









North Wiltshire

- Little Park is situated in the rolling countryside close to the market town of Royal Wootton Bassett, 2 miles away and ideal for day to day shopping. Marlborough is approximately 12 miles to the south east and Bath 26 miles to the south west both of which have an extensive range of shopping and recreational facilities. Trains from Swindon (about 9 miles) to London Paddington take approximately 55 minutes.
- The property is exceptionally well located for all level

schools including Marlborough College, St Mary's and St Margaret's at Calne, Dauntsey's and Pinewood to name a few. The sporting opportunities in the area are extensive and include golf next door at Royal Wootton Bassett and at nearby Bowood, Marlborough and Castle Combe; polo at Westonbirt and Cirencester; hunting with the Duke of Beaufort's and VWH hunts; motor racing at Castle Combe; horse racing at Newbury, Bath and Cheltenham as well as many equestrian events such as Badminton, Barbury Castle and Dauntsey.

- M4 (Junction 16) 6 miles
 - Royal Wootton Bassett 2 miles
 - Swindon 9 miles (London Paddington 55 minutes)
 - Marlborough 12 miles
 - Bath 27 miles
 - Central London 89 miles
 - Heathrow 74 miles
- (All Distances and times are approximate)



Little Park

- Little Park is an extremely well presented Grade II* Listed Jacobean country house set within beautifully kept grounds. The house enjoys wonderful privacy and exclusive views over the parkland which surrounds the property on all sides.
- The property is believed to date back to the 1670's and once was a private deer park originally owned by Katherine Parr, widow of Henry VIII. The property has undergone many changes throughout time. There are notable Queen Anne influences, a fine Jacobean façade and recent restoration of the interior of the property shows much of the history – described in a local history book as “at one and the same time a gentleman’s residence and working farmhouse”.
- Other features include original pine doors and panelling, exposed oak, original flagstones, use of Bath stone and brick that complement each other to provide great charm and character.

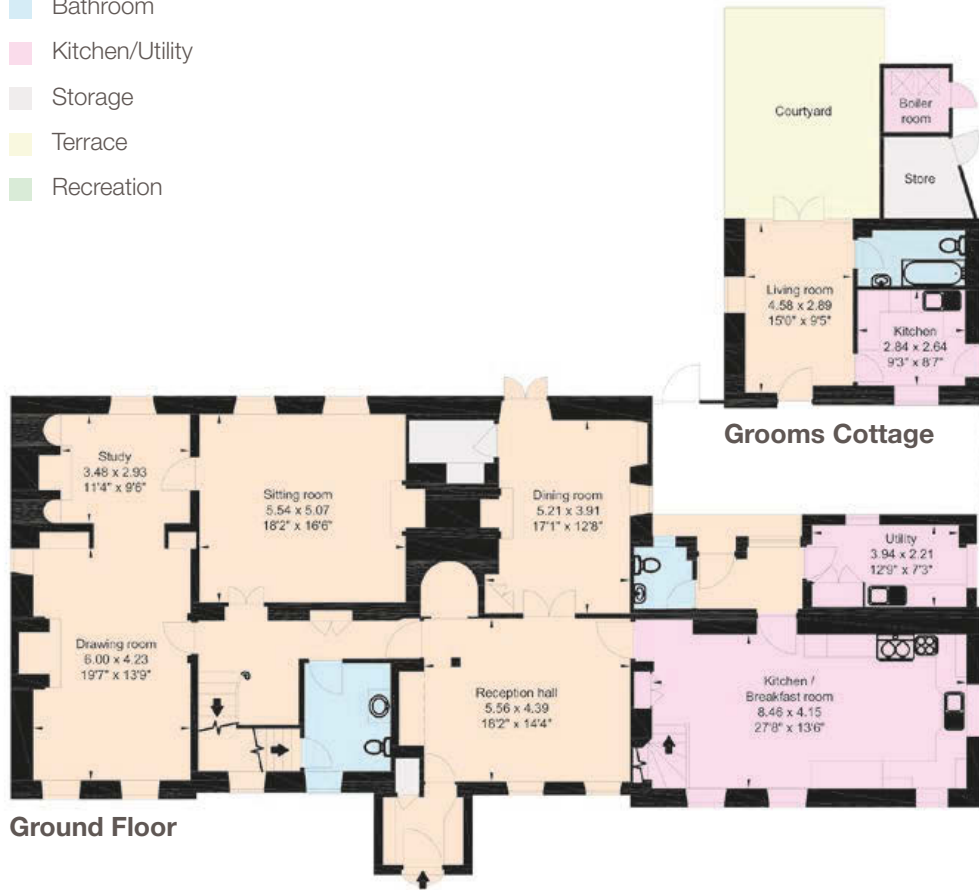








- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Terrace
- Recreation

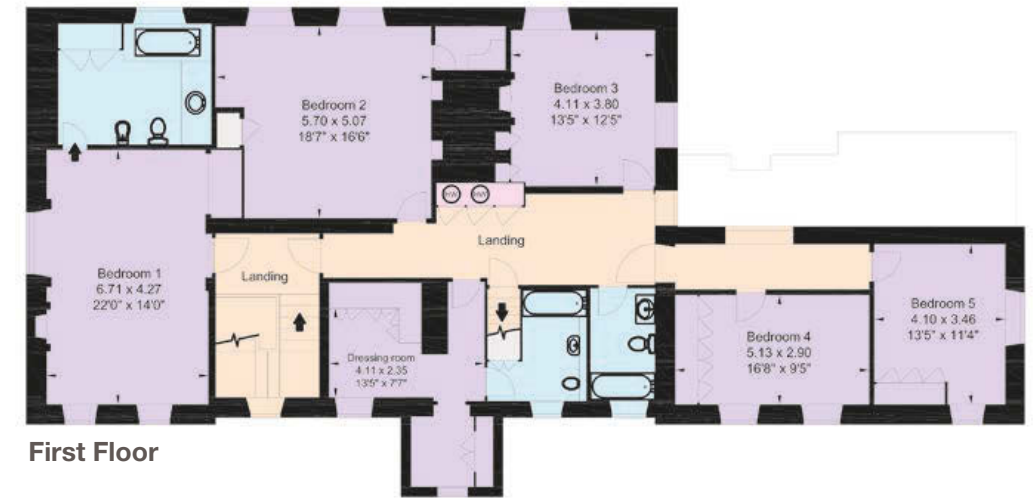


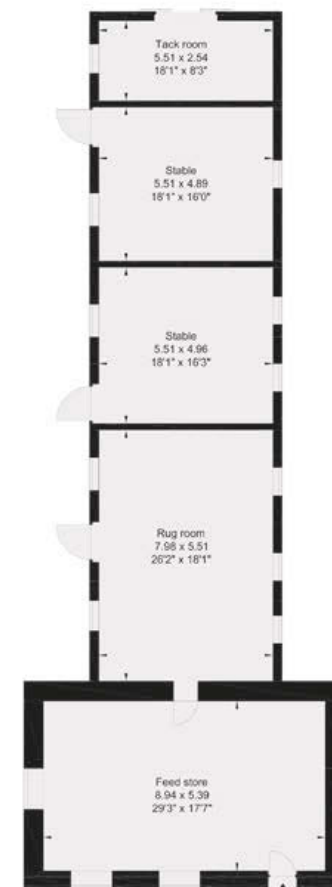
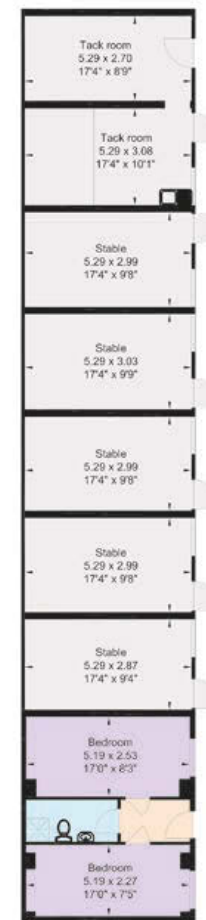
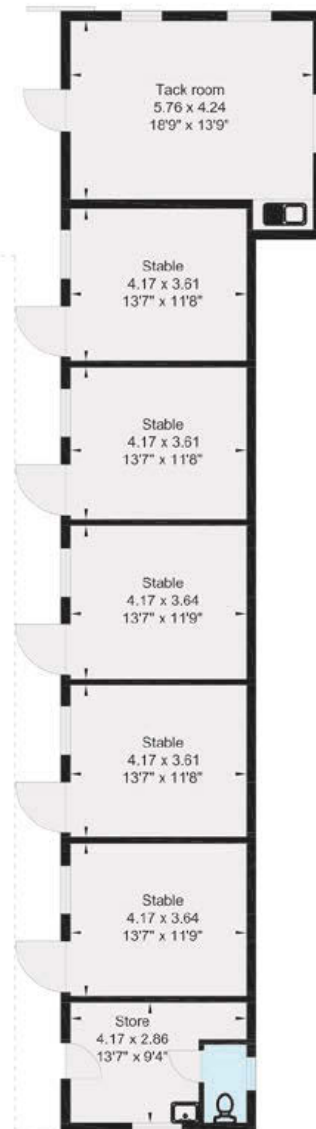
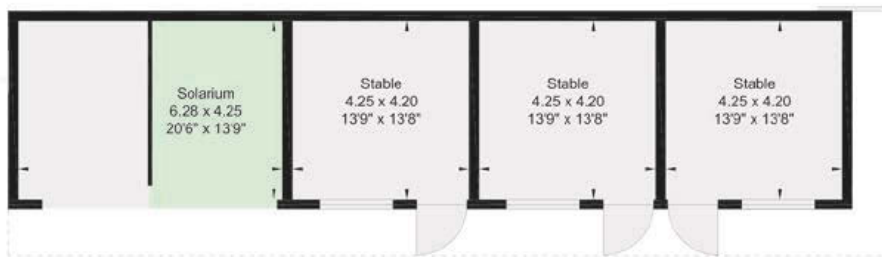
Approximate Gross Internal Floor Area

Main House - 549 sq.m. (4,939 sq.ft.)
 Grooms Cottage - 34 sq.m. (366 sq.ft.)
 Outbuildings - 2,088 sq.m. (22,476 sq.ft.)
 Total - 2,581 sq.m. (27,781 sq.ft.)



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the brochure.





Additional outbuildings currently used for storage

These plans are not shown in their actual location

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- Little Park is surrounded on all sides by its own land giving privacy, a sense of peacefulness and tranquillity. The house is situated in a semi-elevated position and looks down over the park bowl out towards the Royal Wootton Bassett Church on the hill in the far distance. The property is ring-fenced by a belt of mature trees and a number of hard tracks which service the property.
- While there are many buildings and stables that are currently being used for equestrian purposes they are extremely adaptable, and have many flexible future uses including garaging, additional accommodation, office or studio space.
- The land is laid to grass. There are a number of ponds and lakes as well as woodlands and copses around the property which are ideal for shooting and duck flights.













Services

Mains electricity, mains water, private drainage, oil fired central heating, broadband is available.

Fixtures and fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

VAT

Any guide price quoted or discussed are exclusive of VAT but part of the property is chargeable for the purposes of VAT, such tax will be payable by the purchaser. The VAT position relating to the property may change without notice.

Local authority

Wiltshire Council. Tel 01249 706 111

Rights of Way

A public footpath crosses part of the property. For further information please contact the vendor's agents.

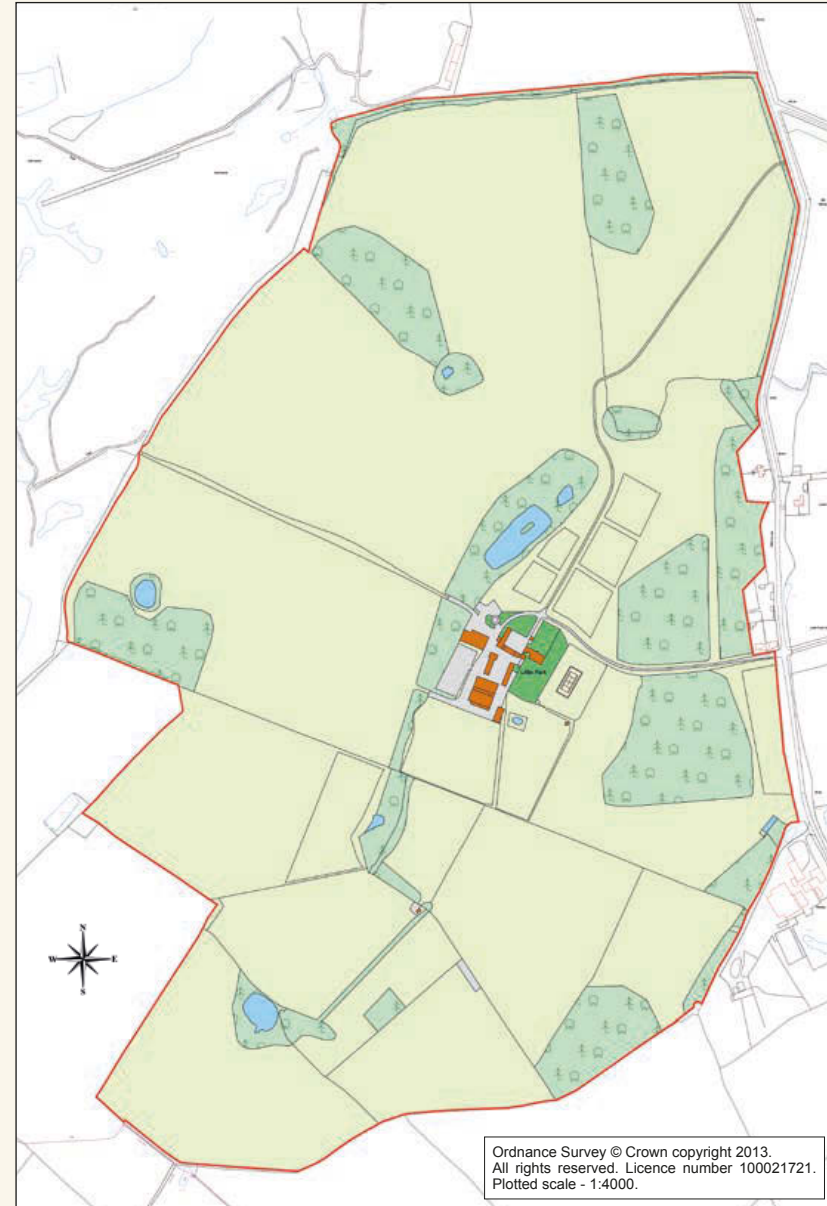
Directions (Postcode SN4 7QW)

From Junction 16 of the M4 follow the signposts to Royal Wootton Bassett (A3102). At the second roundabout turn left and pass through the town center following the signs towards Lyneham. Shortly after passing over the railway bridge take the first left hand turn signposted towards Bushton and Clyffe Pypard onto Beaches Lane.

The entrance to Little Park will be found approximately 1 mile on your right hand. Continue up the tarmac drive and turn left shortly after the house to the gravel parking area in front of the main yard.

Viewings

All viewings are made strictly by appointment only through the vendor's agents.





 Knight
Frank