



West Wing, 1 Rowde Court  
Rowde, SN10 2NW



## West Wing, 1 Rowde Court, Rowde, SN10 2NW

**The West wing of a magnificent former country house in a beautiful parkland-style setting.**

- Wing Of C19th Country House
- Grand Accommodation
- Stunning Reception Rooms
- Great Potential for improvement
- 2 Bedrooms, 2 Receptions
- Attic Suite- Bedroom & Bathroom
- Private Grounds (c. 0.8 acre) Shared Parkland
- Double Carport
- Offered With No Onward

Guide Price £495,000



## Description

**\*\* IMPRESSIVE PERIOD HOME\*\* PARKLAND GROUNDS\*\* INCREDIBLE RECEPTION ROOMS\*\* NO ONWARD CHAIN\*\***

An incredible opportunity to own the 'West Wing' of a handsome Victorian country house in stunning parkland grounds. The property has great period style and incorporates the former ballroom, now the 37ft drawing room, together with rooms of character and scale providing very generous accommodation. Approached over a long sweeping driveway, there is a real sense of arrival' and whilst the property is now in need of modernisation, it does have huge potential. Large bay windows and magnificent open fireplaces complement lofty ceiling heights adding to the sense of light and space. A panelled hall with a grand staircase leads to the first floor where there are two generous double bedrooms (one en-suite), a dressing room/potential 4th bedroom, and a bathroom. A spiral staircase rises to the second floor and a charming attic suite' of a bedroom and bathroom. Outside, there are delightful gardens: secluded areas by the house and across the drive there is a large lawn with trees, fine topiary and a hidden, brick-built summer house. The house and gardens overlook adjoining paddocks in which this property has a share in the ownership (a 60% share in the paddock alongside the drive and a 25% share of the smaller paddock, west of the lawn).

## Situation

Occupying a wonderful setting on the outskirts of the village of Rowde with pleasant rural views. The village has a range of local facilities including the popular George and Dragon and Cross Keys Public Houses, a village hall, tennis court, football/cricket fields and the St. Matthew's Parish Church. There is also a C of E Primary School within five minutes walking distance. A more comprehensive range of facilities can be found at the nearby market town of Devizes. Chippenham with its mainline rail service lies approx 9 miles to the north. The property is also within easy walking distance of the famous Caen Hill flight of locks on the Kennet & Avon Canal.

## Property Information

Leasehold (Share of Freehold) 999 Year Lease From 25/12/78. Peppercorn Rent. The Freehold of Rowde Court is vested in the Rowde Court Management Company (Devizes) Limited. Annual charge of about £100 each. Services= Mains water, drainage & electricity. Oil central heating. Council Tax Band= G. EPC= F



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only.



# Marsh Lane, Rowde, Devizes, SN10

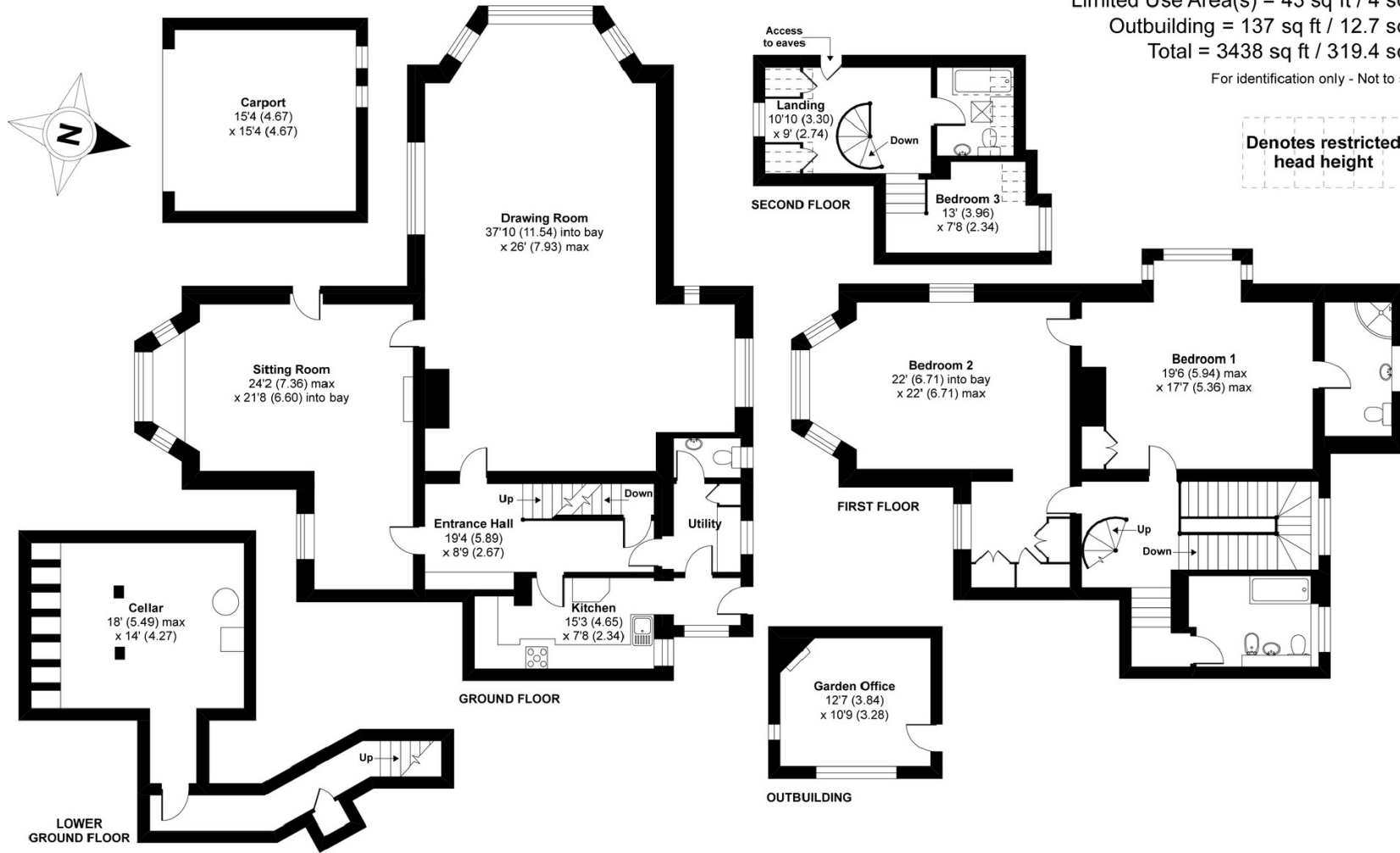
Approximate Area = 3258 sq ft / 302.7 sq m (excludes carport)

Limited Use Area(s) = 43 sq ft / 4 sq m

Outbuilding = 137 sq ft / 12.7 sq m

Total = 3438 sq ft / 319.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020. Produced for Strakers. REF: 662446

6 / 7 Market Place, Devizes, Wiltshire, SN10 1HT  
 Tel: 01380 723451  
 Fax: 01380 729198  
 Email: devizes@strakers.co.uk

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

■ Chippenham  
 ■ Corsham

■ New Homes  
 ■ Malmesbury

■ Swindon  
 ■ Devizes

■ Auction  
 ■ Lettings