



Cheney Court, Ditteridge, Wiltshire

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An impressive Grade II\* listed Manor House with **extensive secondary accommodation** and outbuildings, set in 11.5 acres of gardens and grounds in the South Cotswolds.

**Summary of accommodation**

**Main house:** Reception hall | Drawing room | Dining room | Family room | First floor sitting room | Cloakrooms | Commercial kitchen  
Nine bedrooms | Eight bathrooms | Ten offices

**Little Cheyney:** Thirteen bedrooms | Thirteen bathrooms

**Courtyard accommodation:** Twelve bedrooms | Twelve bathrooms

**The Barn:** Conference room | Gym | Billiard room | Offices | Shower rooms | WCs | Laundry room | Storage

**Outside Classrooms:** Thirteen classrooms

Gardens | Pasture | Ponds | Woodland | Outbuildings | Disused swimming pool | Tennis courts | Extensive parking

In all approximately 11.61 acres

**Distances**

Box 1.4 miles, Corsham 4 miles, Bath 6.7 miles, Chippenham station 8.7 miles (London Paddington 70 minutes)

(All distances and times are approximate)



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## Situation

Cheney Court occupies an elevated position on a south facing slope within the hamlet of Ditteridge, situated between the City of Bath and Corsham. The popular town of Bradford on Avon lies to the south and the property is approximately 1.5 miles from the Three Shires Stones, where the counties of Gloucestershire, Somerset and Wiltshire meet.

Box is a large village about 3 miles from Corsham. A majority of Box and its surrounding area is within the Cotswolds Area of Outstanding Natural Beauty. The village provides a Church of England Primary School, local shopping facilities, cafés, public houses and a pharmacy.

The City of Bath is a World Heritage Site famed for its Georgian architecture and Roman history. It is a cultural hub in the region and boasts several renowned venues. It offers numerous recreational facilities together with superb schools in both the state and private sectors as well as two universities. The Bath schools include King Edwards, Prior Park, The Royal High School, Kingswood and Monkton Combe.

The communications are excellent. Bath Spa Station provides a regular mainline rail service to London (Paddington) and Bristol. Nearby Chippenham station (8 miles) provides a main line rail service to London Paddington (70 minutes) and Junction 18 of the M4 motorway is 9 miles away.



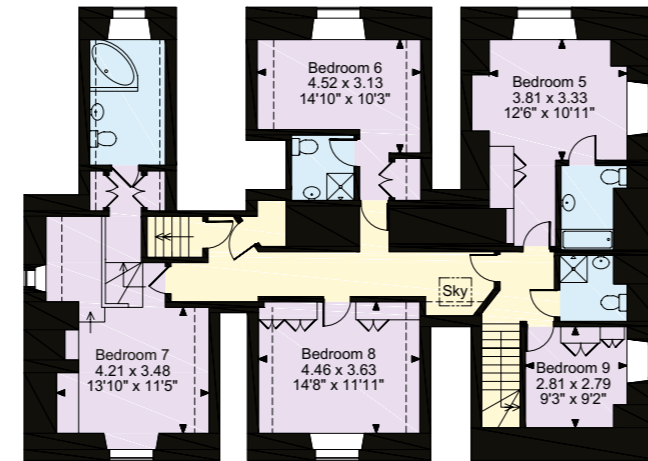
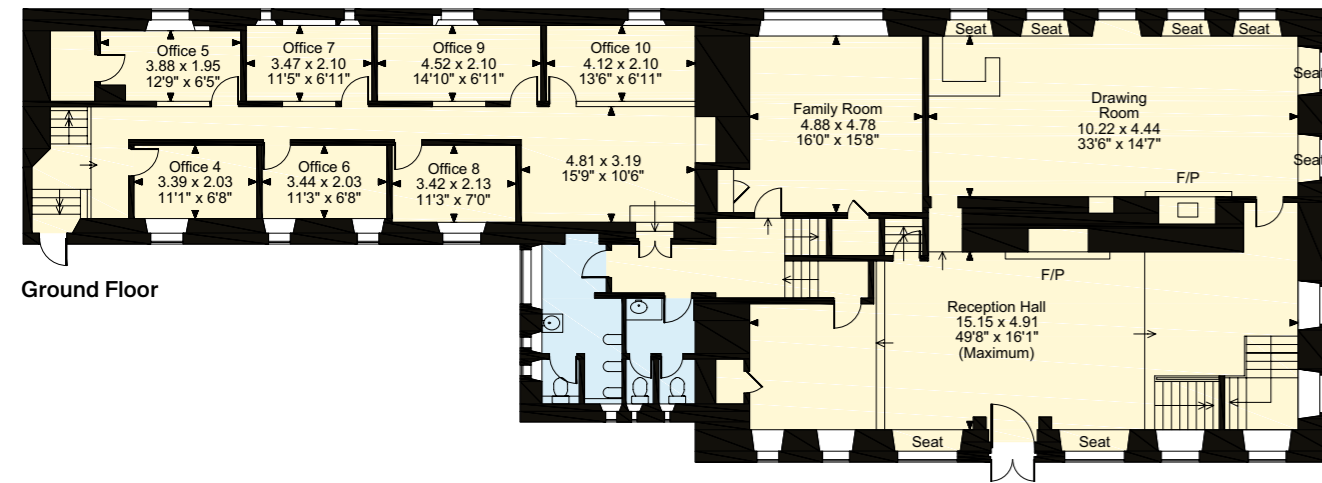
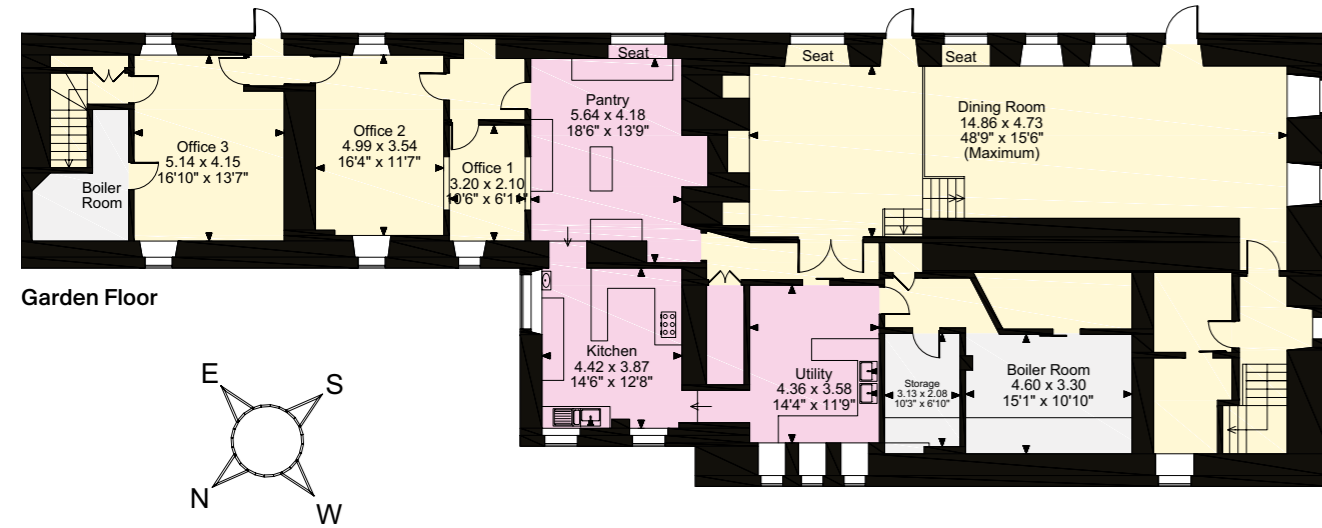


## Main House

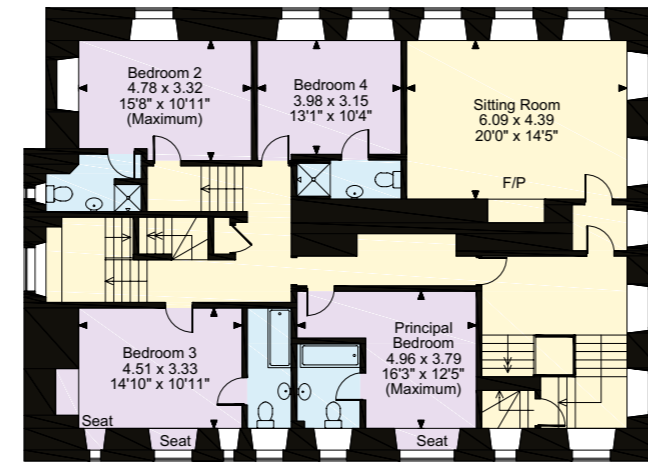
### Approximate Gross Internal Floor Area

Main House: 9,497 sq ft (882 sq m)

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 text of the Particulars.



Second Floor



First Floor

## History

This early Grade II\* listed 17th century manor was built in 1620 during the reign of King James I. It has a rich history, being a private dwelling until 1948, when it became a hotel. From 1979 it became offices and a television studio. In 1989 Cheney Court became an international language school until 2020, when it was forced to close in due to the Covid pandemic.

## The property

The main house is approached up an attractive lime tree lined drive and offers c 9,500 sq ft of impressive living accommodation. On the eastern side of the estate are two large cobbled carparks.

The main house has an imposing façade and enjoys attractive views across the open countryside. Inside, it comprises a large reception hall, drawing room, dining room, family room and first-floor sitting room, a commercial kitchen, 9 bedrooms, 8 bathrooms together with 10 offices/classrooms. There are numerous period features including large mullion windows, fine carved fireplaces and stairs with arched balustrade and original dog gate. Due to its use as a language school, there are classrooms within the house.

Beyond the main house are additional buildings providing residential accommodation and offices/classrooms. Little Cheney is a detached two storey building offering 13 bedroom suites and the courtyard cottages provide a further 12 bedroom suites. There is also a detached building which provides 13 offices/classrooms.

The magnificent barn is currently configured to provide accommodation over two floors. This includes a conference room, gym, billiard/games room, cloakrooms and offices.











## Gardens and Grounds

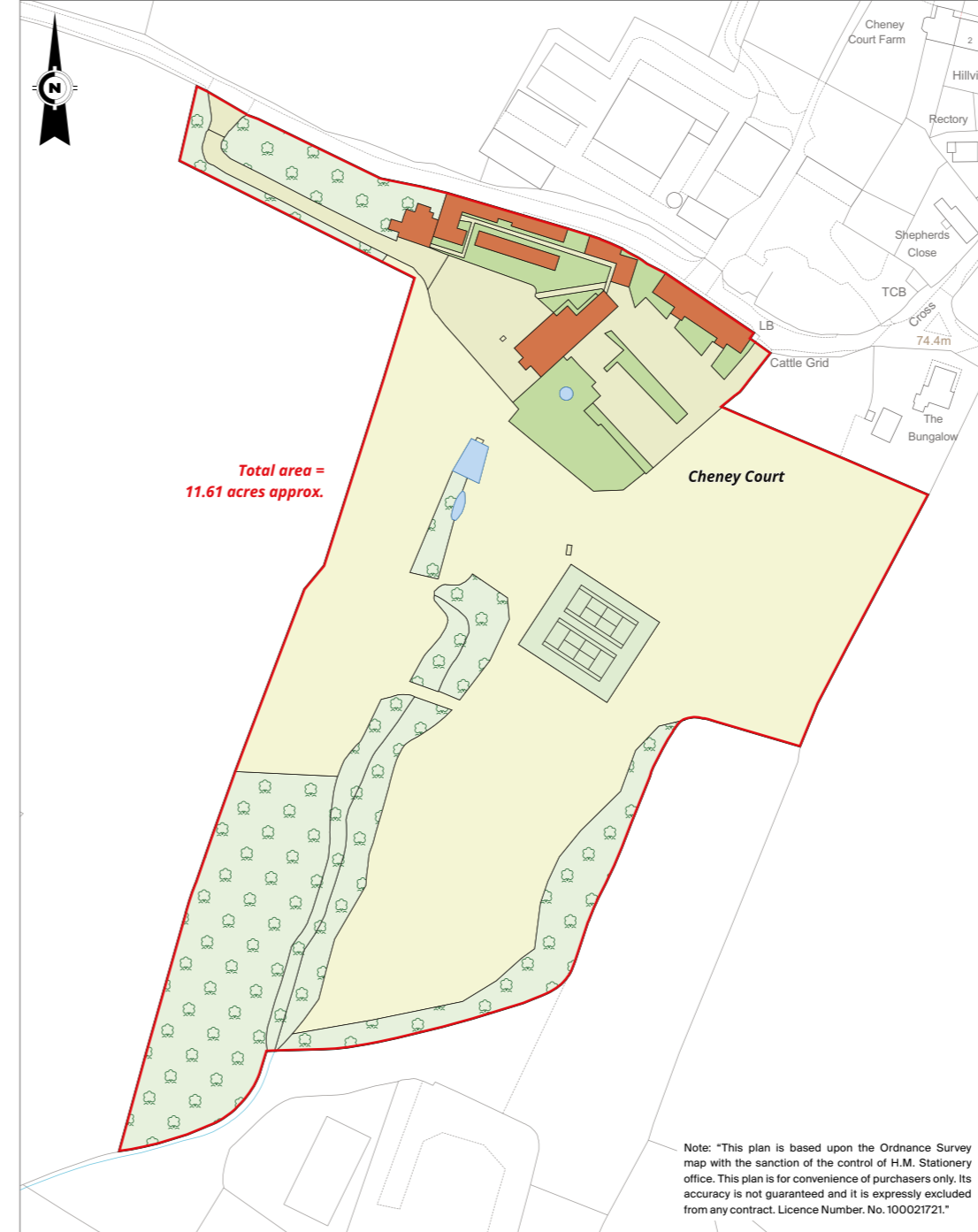
The gardens at Cheney Court include rich herbaceous borders, a delightful parterre garden of clipped hedging and lawns bordering the house and outbuildings. Outside the formal garden is open pastureland, woodland, tennis courts and swimming pool (unused). The property was well known during the first half of the twentieth century for its Japanese's garden of which the ponds and pools remain today.

## Services

Mains electricity, water, gas and drainage ??

## Directions

What3Words: ///universal.truffles.decanter



## Property information

**Tenure:** Freehold

**Local Authority:** Wiltshire Council, <https://www.wiltshire.gov.uk/>

**Council Tax:**

**Cheney Court:** Band H

**Little Cheney:** Band B

**EPC Rating:**

**Cheney Court:** E

**Little Cheney:** E



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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