



Sandridge Park, Melksham, Wiltshire





A magnificent unlisted country house set in about 27 acres of attractive gardens and parkland.

Summary of accommodation

- Basement:** Plant room | Wine cellar
 - Ground floor:** Entrance porch | Entrance hall | Reception hall | Drawing room | Library | Dining room | Sitting room | Kitchen/Breakfast room | Study | Utility room | Cloakrooms
 - First floor:** Principal bedroom suite with dressing room | Further seven bedrooms with en suite bathrooms
 - Second floor:** Two double bedrooms with en suite shower rooms
 - The Apartment:** Two double bedrooms | Bathroom | Open plan kitchen and sitting room
 - The Lodge:** Double bedroom | Single bedroom | Shower room | Open plan kitchen and sitting room
- Landscaped gardens | Parkland | Woodland | Outdoor entertainment area | Swimming pool Poolhouse | Tennis court | Four bay garaging | Storage Log store

27 acres in total

Distances

Melksham 2.5 miles, Calne 6 miles, Devizes 7 miles, Chippenham train station 10 miles (London Paddington - 70 minutes)
Bath 15 miles, Bristol Airport 32 miles (All distances and times are approximate)



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Situation

Sandridge Park occupies an elevated and private position, with outstanding south facing views across the Vale of White Horse to Salisbury Plain and the Mendip Hills.

Conveniently located between Devizes, Calne and Melksham there is an excellent selection of amenities nearby. Melksham is 2.5 miles to the west for day-to-day shopping, with 3 supermarkets, including a Waitrose.

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, plus also offers numerous recreational facilities.

The area is well known for outstanding schooling, including St Mary's Calne, Marlborough, Stonar, Badminton, All Hallows Prep, Downside, Wells Cathedral, King's Bruton, Beaudesert Park and Dauntsey. In addition, the Bath schools of Prior Park, King Edwards, The Royal High School, Kingswood and Monkton Combe are also in easy reach.

Sandridge Park has excellent communication links. There is a regular service to London Paddington from Chippenham (70 minutes) and Bath Spa (90 minutes). The M4 motorway can be accessed about 14 miles away.

History

The main house was built between 1858 and 1860 by Ralph Lopes. During World War Two, the property was let to the British Army, accommodating up to 600 soldiers and was visited by President Eisenhower in preparation for D Day.

By the mid 1970's, the Lopez family decided to sell Sandridge Park and it was purchased by Andrew Hoogeweegen, MD of Heineken UK. He and his wife started a new venture organising weddings and private parties in the house.





The Property

Today, the current owners have undertaken an extensive and sympathetic refurbishment project at Sandridge Park, transforming the property into a spectacular family home. The house is immaculately presented and sits in the heart of the estate, surrounded by its own beautiful gardens and parkland.

There is a true sense of arrival as you enter the new stone porch and entrance hall. The house enjoys volume and natural light with a series of seven impressive, well-proportioned reception rooms. These include a spectacular reception hall, entrance hall, drawing room, sitting room, library and dining room. There is a bespoke kitchen, utility room, study and cloakrooms. The ground floor lends itself to both formal entertaining and family life.

A striking main staircase leads to a generous first floor landing where the attention to detail continues. The first floor provides a luxurious principal bedroom suite with dressing room, a further seven double bedrooms with en suite bathroom/shower rooms. The second floor comprises two further bright and spacious double bedrooms, both with en suite shower rooms. The house has been rewired with cat 6 cabling to each room, with a 50+ port matrix system running it.

There is excellent ancillary accommodation including 'The Apartment', a well-presented two bedroom annexe and 'The Lodge', a two bedroom self-contained cottage.

The outbuildings include a workshop, log store, gym and further stores. There is also a new four bay garage built with electric sectional doors, tiled Porcelain floor and is pre-wired with 4 EV charging stations for each bay.



Approximate Gross Internal Floor Area
 Main House = 1,151 sq m / 12,389 sq ft
 Annexe = 69 sq m / 742 sq ft
 Total Area = 1,575 sq m / 16,952 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 text of the Particulars.





Gardens and Grounds

The gardens at Sandridge Park have been impeccably landscaped to give colour and interest throughout the seasons and provide sheltered areas to sit and enjoy at any time of day. They have been meticulously maintained and cared for.

The front lawn is flanked by large cedar trees and a fountain in the middle. A Ha-Ha separates the lawn from the parkland and to the southwest of the house is a croquet lawn. There is a large outside entertaining area which leads to the swimming pool and new pool house. Beyond the pool is a hard tennis court.

The parkland surrounding the house and gardens creates a wonderful sense of privacy and contains some magnificent specimen trees and shrubs. These include cedar, Holm oak, Wellingtonia, tulip tree, chestnut, sweet chestnut and lime trees. It is a haven for wildlife and completely enclosed making it ideal for young families.

The land is predominantly pasture and woodland.

Approximate Gross Internal Floor Area

Outbuildings = 355 sq m / 3,821 sq ft

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Shared Access

In addition to Sandridge Park, the neighbouring Coach House and 2 other properties have a right of access over the private drive.

Services

Mains electricity and water. Private drainage. Oil fired heating and underfloor heating.

Directions

What3Words: ///widen.blaze.relishes

Property information

Tenure: Freehold

Local Authority: West Wiltshire District Council

Council Tax: Band H

EPC Ratings:

Sandridge Park House - E

The Lodge - 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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