

Albion House

Atworth, Wiltshire



An enchanting six bedroom period home with original features, in the village of Atworth.

Bath 9 miles | Chippenham 10 miles | Melksham 3 miles | M4 (Junction 18) 12 miles

(All distances are approximate).



6



2



5

The House

Ground floor: Entrance hall | Office | Family room | Snug | Kitchen | Dining room | Living room

First floor: Principal bedroom with en suite shower room | 3 Further bedrooms | Family bathroom

Second floor: 2 Further bedrooms

Outside

South-facing flagstone patio | Level lawn with shrub borders | Larger rear lawn with mature hedgerow
Orchard area with fruit trees | Boiler/wash room | Studio | Store rooms

In all approximately 0.19 acres



Situation

Times and distances are approximate.

Atworth is a highly sought-after village dating back to Roman times. Today it offers rural living combined with excellent facilities including the church, chapel, village hall, an outstanding nursery, acclaimed child-minders and a favoured primary school.



There's a park, playground, football pitch and village tennis courts. Lowden Garden Centre, Farmshop and Café are within walking distance, as are a late-opening garage and grocery shop, and the friendly White Hart pub and restaurant.



There are excellent sports facilities a short walk away at the exclusive private Stonar School. The highly-rated St Laurence Secondary School in Bradford-on-Avon runs a free daily bus for Atworth pupils.



Car and bus links are exceptional as the village stands on the A365 between Box and Melksham. Chippenham, Bath, and Bristol are in easy reach and there is a quick route through the lanes to reach the M4. There's good parking at the rail stations in Melksham and Bradford-on-Avon.



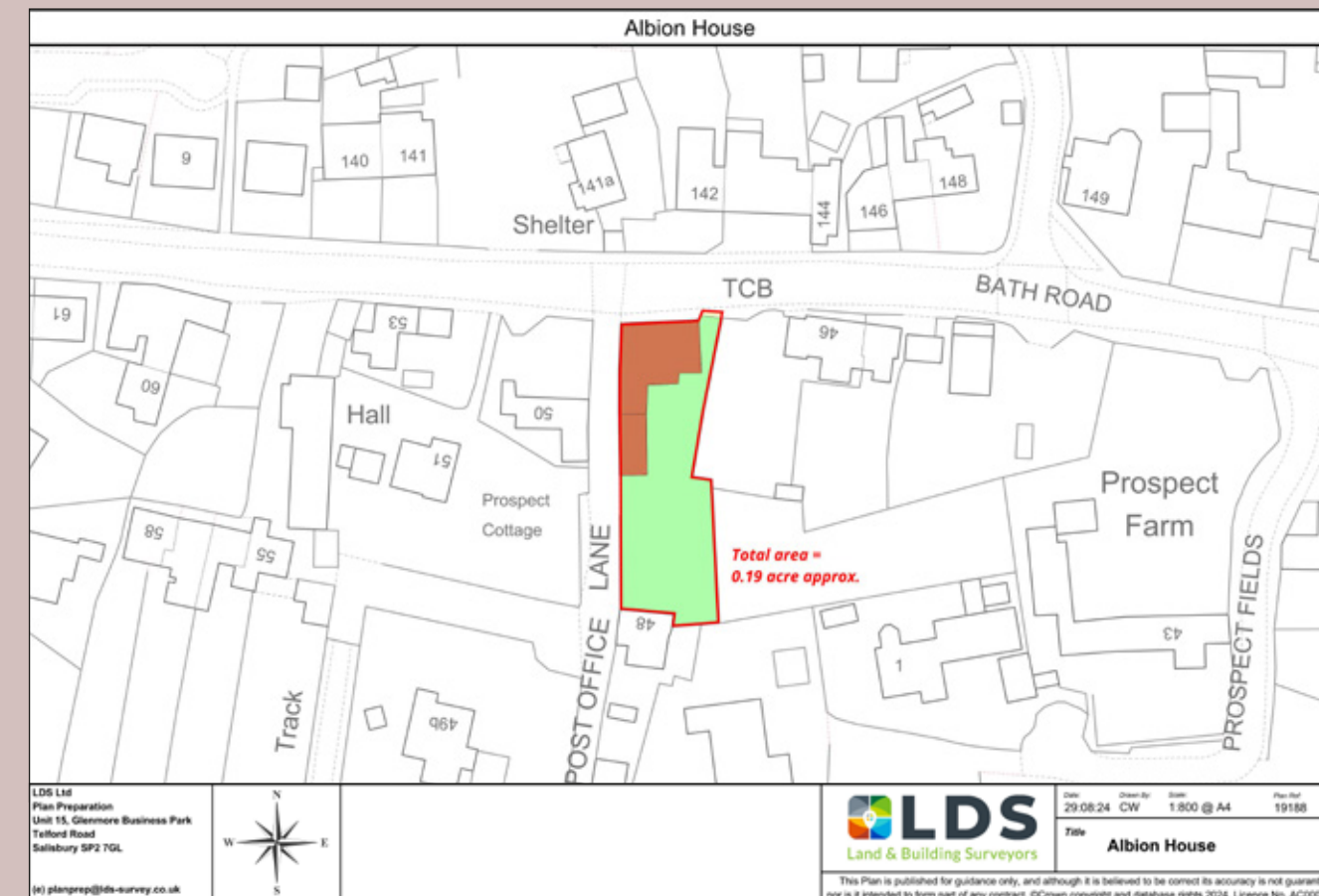
The House

Albion House is a truly unique property blending beautiful bohemian charm with period elegance. The property oozes charm and character throughout, with spacious and versatile accommodation arranged over three floors. The deeds for the house state 1804, but it is shown on a map from 1750 so it is believed to date to between 1720 and 1740.

The interior showcases an abundance of period features, including original fireplaces throughout, flagstone flooring in some areas, and exposed stone walls that add to the warm country ambience.

On the ground floor you are spoilt for choice with a number of wonderful reception rooms comprising the colourful kitchen/dining room, the living room/tv room with French doors to the gardens, a snug, the formal entrance hall and the large office/family room. The latter provides a great space to work from home, in addition to the studio in the garden.

On the first and second floors the generously proportioned rooms are a highlight, with the principal bedroom benefitting from an en suite shower room. There are five further bedrooms, each with their own personal charm, the family bathroom, and a large landing. All six bedrooms feature wooden flooring, enhancing the property's rustic appeal.



Outside

The property benefits from a private driveway where there is parking for a couple of cars.

There is a south-facing flagstone entertaining terrace, leading to a level lawn surrounded by well-stocked shrub borders. A larger rear lawn is accessible through a secretive arched passageway in the hedgerow, providing a secluded area that includes an orchard with greengage, damson, pear and apple trees; plus a fabulous fig tree!

Attached to one side of the house is the outbuilding, comprising boiler/wash room, store rooms and a large airy artists studio with a wood burning stove. This could be converted to ancillary accommodation subject to obtaining the necessary planning consents.

Property Information

Tenure: Freehold.

Services: We are advised that there is mains water, electricity, and gas. Private drainage (septic tank).

EPC: E

Local Authority: Wiltshire Council

Council Tax: Band E

Guide Price: £895,000

Directions: (SN12 8JT)

From Bath, proceed along the A4 (London Road) towards Chippenham. Upon entering the village of Box, take the right-hand fork at the traffic lights, signposted to Melksham. Continue for a couple of miles, passing through another set of traffic lights, and you will enter the village of Atwath. Albion House is located approximately 100 yards on the right-hand side.

Viewings: Strictly by appointment with Knight Frank LLP.

Approximate Gross Internal Floor Area

Main House: 292 sq m / 3,143 sq ft

External Stores: 46 sq m / 495 sq ft

Total Area: 338 sq m / 3,638 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.



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I would be delighted to tell you more

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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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Particulars dated September 2024. Photographs and videos dated August 2024.

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