

COMPTON BASSETT — HOUSE —



WILTSHIRE





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Calne 3.5 miles | Chippenham 9 miles | Marlborough 12 miles | M4 (junction 16) 13 miles | Swindon 18 miles | Bath 24 miles
Tetbury 26 miles | Central London 85 miles | London Paddington Station from 65 minutes
(All distances and times are approximate)

*An impressive renovated house, stylishly designed
in a most beautiful setting*

Entrance hall | Drawing room/Billiards room | Dining room | Kitchen/Breakfast room | Two bedroom suites
Cloakroom | Master bedroom suite with sitting room, 2 dressing rooms and 2 bathrooms | Playroom | Study

Large bedroom with ensuite bathroom | 4 additional bedroom suites with sitting rooms, dressing rooms
and bathrooms | Laundry

Luxury leisure complex comprising gym, swimming pool, hot tub, steam room, sauna and changing rooms

Two staff flats | Cottage

Garaging | Helicopter hangar | Workshop

Gardens and grounds comprising landscaped walled garden with pavilion, temple, water feature, tennis court,
paddocks, grass dell, parkland gardens with lily pond and woodland

Approximate gross internal floor area 19,913 sq ft (1,850 sq m)

In all about 69.63 acres (28.18 hectares)

For sale freehold



Viewing by appointment only.

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.



SITUATION

Compton Bassett House is situated on the edge of the charming hamlet of Compton Bassett, which lies between Calne and Marlborough in the foothills of the North Downs. Calne, approximately 3½ miles west, provides excellent day-to-day shopping facilities whilst the towns of Chippenham, Marlborough and Devizes provide a more comprehensive range of both shops and amenities. The charming market town of Marlborough (12 miles) is of particular note and offers a number of boutiques and specialist shops as well as a selection of pubs, restaurants and a calendar of cultural events. The compact, Georgian city of Bath, with its renowned music festival, fine theatre and famous array of historic sites and museums, lies approximately 24 miles away. Schools in the area are exceptional, with St Mary's Calne and Marlborough College both nearby.

The house is well placed for communication links and lies approximately 13 miles from junction 16 of the M4 which provides fast access to the M25, Central London and Bristol. Regular commuter trains run on the hour from Chippenham and Swindon to London Paddington, with a journey time of around 75 and 65 minutes respectively. Sporting facilities include racing at Bath, Newbury, Cheltenham and Wincanton. There is golf at the Marquis of Lansdowne's renowned Bowood Golf and Country Club as well as at Calne, Chippenham and Marlborough. National Trust owned Avebury lies within striking distance.



HISTORY

The original Compton Bassett House was built in 1674 by Sir John Weld of Bindon, Dorset. This was a grand and impressive house which was purchased in 1721 by John Walker-Heneage whose family constructed the carriage and stable block which now forms part of Compton Bassett House as it stands today.

The property remained in the Heneage family until the 20th century when it was

purchased by Captain Sir Guy Benson who demolished the main house in 1929 and converted the carriage and stable block. The new Compton Bassett House was later purchased by the celebrated English architect and designer Sir Norman Foster, who made further alterations. The property was then bought by Ambassador the Honourable John Pringle. However, the house did not become comprehensively

renovated until the previous owner purchased the property. They completed extensive renovations and improvements. The current owner has maintained and enhanced the house with great care and style.

The result is a country house estate of an exceptional standard in a most beautiful setting.

COMPTON BASSETT HOUSE

The impressive, sweeping driveway that leads to the front of Compton Bassett House winds through the grounds to the southern façade. The house has been painstakingly renovated with detailed attention to detail; everything has been thought out and finished with the utmost care. The award winning architect in charge of the renovation project was Michael Philips of Hotel du Vin acclaim.

However, it is not just the modern classical architectural flourishes that impress. It is also what you don't see. There is an air handling system within the indoor pool area, mood lighting in every room and extensive underfloor heating to all bathrooms and the pool area. Throughout the house the wood is of the highest quality and is mainly English ash, although the kitchen features maple and granite and the drawing room,

oak. Room proportions are exceptional and most enjoy fabulous views, through stone mullioned windows, across the valley or into the surrounding landscaped grounds. Reception rooms are impressive and include the magnificent, light **drawing room/ billiards room**, extending to 43ft in length with a feature stone fireplace.

The **dining room** lies between the Mark Wilkinson designed **kitchen/breakfast room**

and the drawing room. With white granite work tops, bespoke cupboards and a host of state-of-the-art appliances, including double sub zero fridges, La Canache range along with dishwasher, the kitchen functions at the heart of this impressive family home. Mark Wilkinson was also commissioned to design the adjacent pantry.



Every **bedroom suite** is of outstanding quality and finish. Three are located on the ground floor, including the sensational **master bedroom suite** with two luxurious bathrooms. There is a spacious **sitting room** and **study** within the suite as well as two **dressing rooms**. One of the cupboards cleverly conceals a secret staircase up to the first floor.

All first floor **suites** are equally impressive with large **sitting rooms** and **dressing rooms** as standard. Lastly, there is a further bedroom suite or children's bedroom with ensuite bathroom.



LEISURE COMPLEX AND LOWER GROUND FLOOR

Located on the lower ground floor of Compton Bassett House, the **Leisure Complex** is exceptional. The **gym** lies in front of the pillared **swimming pool**, separated only by glass and so able to absorb the sensational space and proportions. The

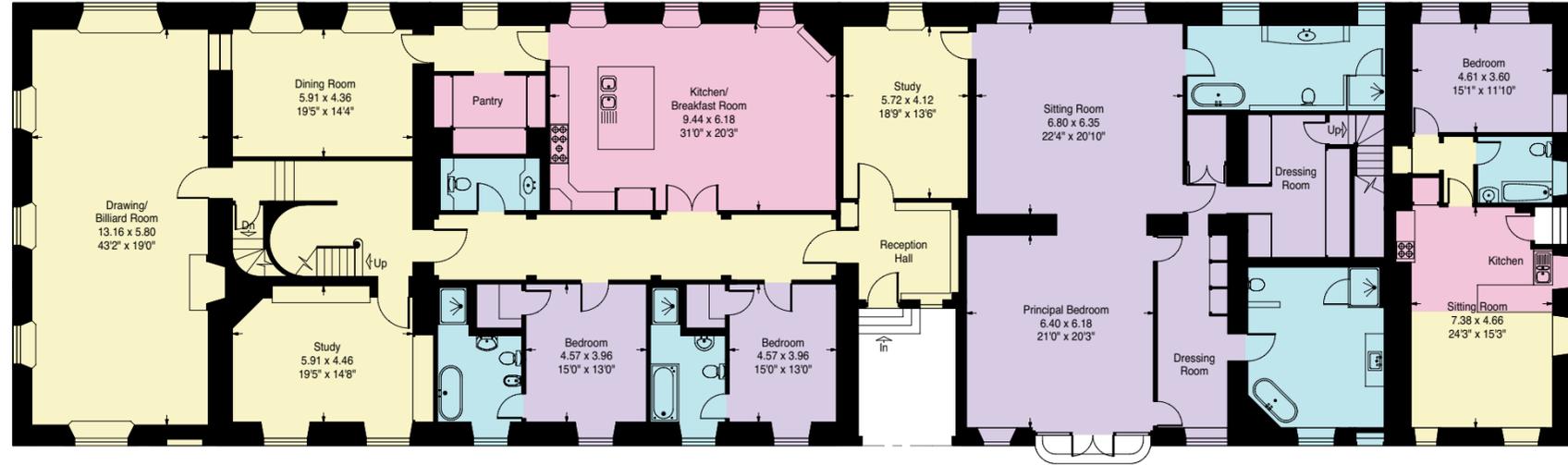
pool hall – framed by classical Roman pillars – extends to 73ft 9in x 27ft 6in and there is also a **hot tub**. The two very generously sized **changing rooms** each have two showers and WC and are positioned to one side. There is also a **sauna** and **steam room**.

The remainder of the lower ground floor level houses one of two staff flats with a **kitchen/sitting room, bedroom** and separate **bathroom**. The large **boiler room** is also located on this level – acting the centre for the workings of the entire house – as well as

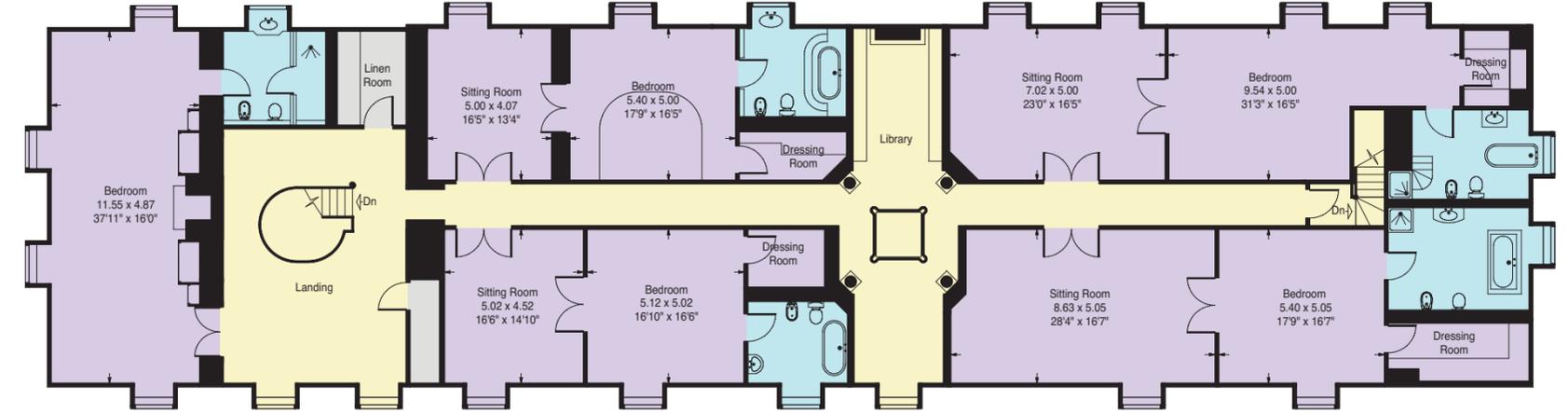
the cavernous **wine cellar**, complete with a temperature controlled door. The **laundry** lies beyond.



FLOOR PLANS

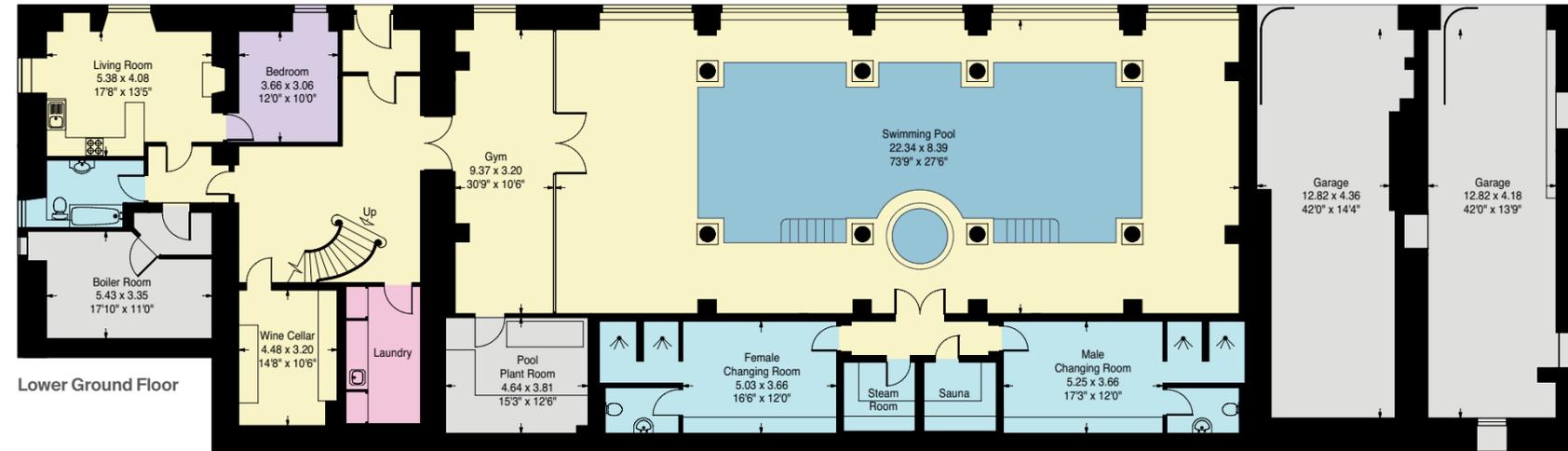


Ground Floor



First Floor

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage



Lower Ground Floor

Approximate Gross Internal Floor Area:
 Compton Bassett House - 1,850 sq m (19,913 sq ft)
 For identification only, not to scale.



GARDENS, GROUNDS AND WOODLAND

Compton Bassett House can be accessed via three driveways. The gated entrance to the house is situated beside the 11th century Norman church of St Swithin's in picturesque rolling countryside. Constructed of local stone with a stucco finish under a stone tiled roof. The property faces principally south and north with uninterrupted vistas across its own land and beyond.

Mainly situated to the south and west of the main house are the most magnificent elevated **parkland gardens**, boasting fabulous views across open countryside. Sheltered by numerous mature trees, the gardens comprise a beautiful, wide parkland lawn dotted with many impressive specimen trees including yew, horse and sweet chestnut, lime, ash, cherry and a copper beech.

Within the gardens is a sunken lily pond sheltered by a mature yew hedge. Further east and beyond St Swithin's Church is a large grass **dell**, also with numerous scattered mature trees and a natural spring fed pond.

The north of the house showcases an idyllic, landscaped **walled garden**, interspersed by a series of gravel pathways and overlooked by a charming stone balustraded **terrace**. Wide, stone steps lead down to the garden at various intervals and offer a splendid view of the **temple** and **pavilion** – set symmetrically within the gardens. There is also a creative water feature as well as a new **tennis court**.

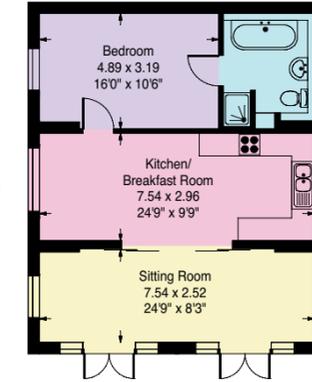


The **woodland** is on the southern boundary, beyond the garden, and was formerly part of Compton Bassett Park, being extensively beech and mixed broadleaves. Adjoining, and to the east, is **Home Wood** through which numerous woodland rides and pathways run. Again it is composed predominantly of mature beech woodland with areas of mixed conifer and broadleaf. The woodland areas are carpeted with wild flowers including bluebells, daffodils and wild garlic.



ADDITIONAL ANCILLARY ACCOMMODATION

In addition to staff flat 1, accessed from the lower ground level of the house, there is a further one bedroom staff flat (**staff flat 2**) located on the ground floor, with a large open plan **kitchen/living room**. It benefits from its own external access. There is also a self-contained cottage, placed conveniently near the main house and of similar construction. With its own area of enclosed garden, it has a **bedroom, sitting room, kitchen and bathroom** and ideal for guests or staff.



Cottage

- Reception Rooms/General Circulation Areas
- Kitchen/Workshop/Utility/Plant
- Bedroom/Dressing Rooms
- Bathrooms
- Storage

Approximate Gross Internal Floor Area:
Cottage - 68 sq m (732 sq ft)
For identification only, not to scale.



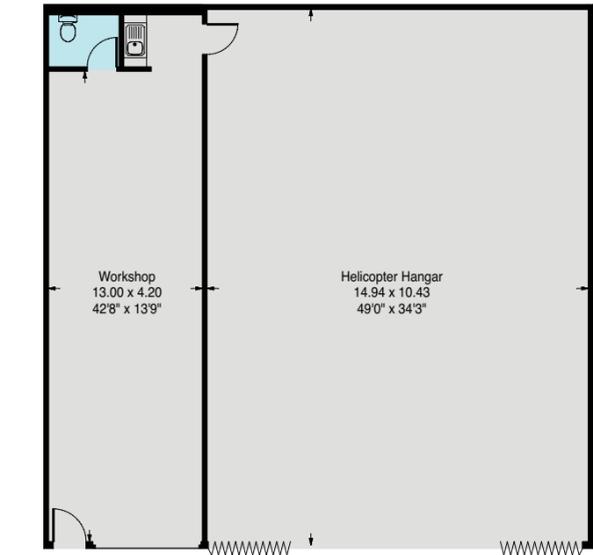
Hangar / Workshop



The Cottage

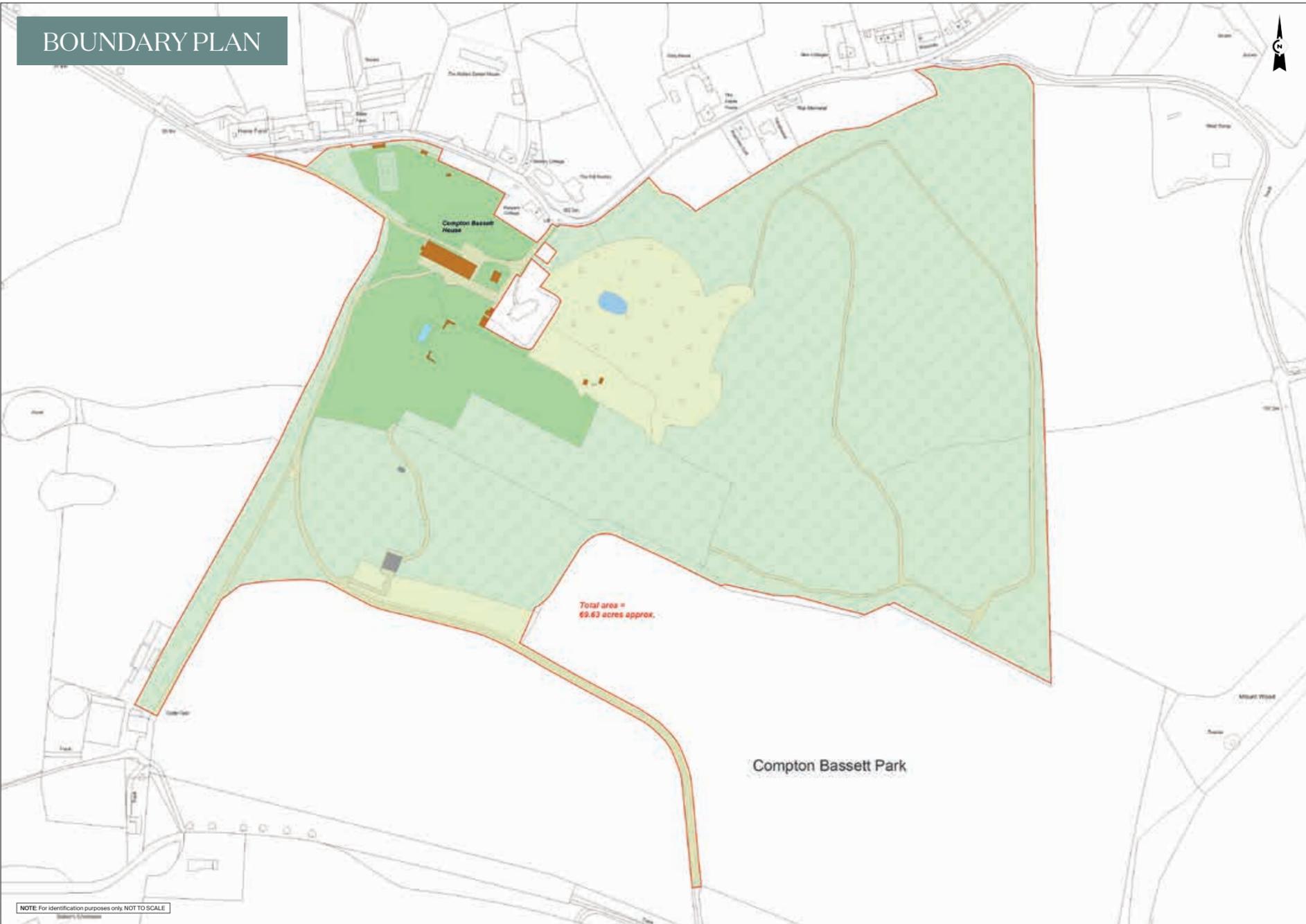
OUTBUILDINGS

There are two substantial **garages** as well as a **workshop and hangar**, of modern construction, built by the current owner to house a helicopter.



Hangar / Workshop

Approximate Gross Internal Floor Area:
Hangar / Workshop - 218 sq m (2,346 sq ft)
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GENERAL REMARKS AND STIPULATIONS

FIXTURES AND FITTINGS

All furniture, rugs, curtains, blinds, light fittings, garden ornaments and equipment are specifically excluded from the sale but may be available by separate negotiation.

SERVICES

- Mains water, electricity and drainage
- Heating
- Telephone PBX phone system
- Mobile reception to whole estate
- Wireless broadband
- Alarm system hotel standard
- Fire detection hotel standard
- Security gates electrically operated
- TV reception digital satellite
- Swimming pool air handling system
- Gym air conditioning
- Tennis court
- Sophisticated boiler system
- Underfloor heating to all bathrooms, swimming pool and changing rooms

PLANNING

Compton Bassett House is not listed.

LOCAL AUTHORITY

North Wiltshire District Council
Tel: +44 (0) 1249 706 111

TENURE

Freehold with vacant possession upon completion.

VIEWING

Strictly by appointment with the agents.

DIRECTIONS

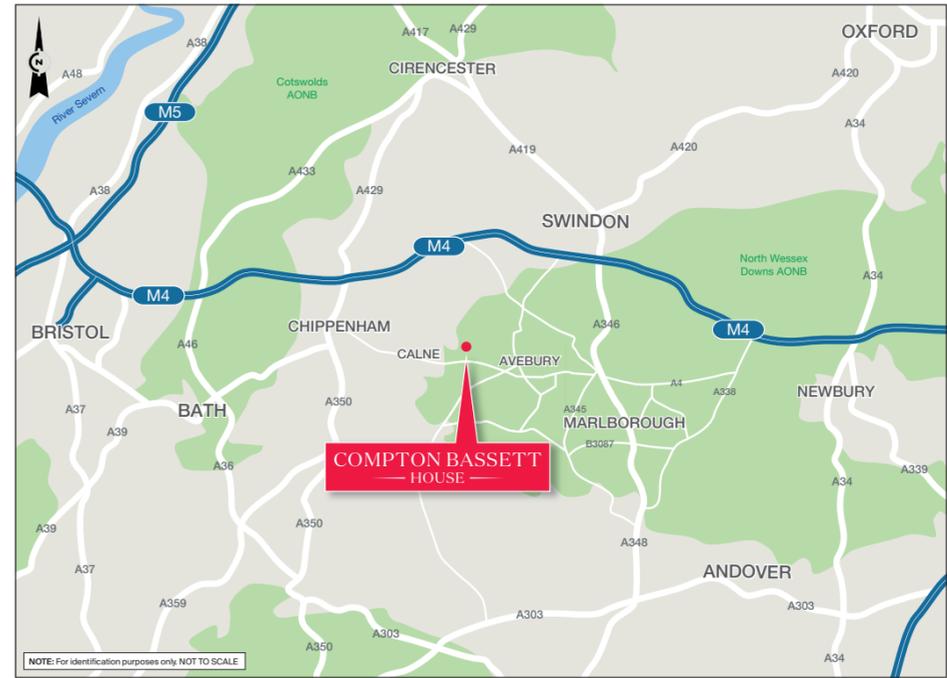
Post Code - SN11 8RE

From London, take the M4 to Junction 14 and follow the A338, signed to Hungerford. At Hungerford take the A4 towards Marlborough and proceed through the town, still following the A4 to Calne. Pass Avebury World Heritage Site and Silbury Hill and proceed over the next roundabout. After exactly 3 miles turn right, just after the Cherhill village traffic calming island, into Park Lane, bearing right up the hill past Upper Farm. The long carriage drive and entrance gates to Compton Bassett House are found on the right hand side, after about 300 yards.



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