



The Beeches

Little Cheverell, Wiltshire



**Knight
Frank**

A stunning five-bedroom house with 2.65 acres of garden and paddock with countryside views.

West Lavington 1.6 miles, Devizes 6.2 miles, Westbury 8.8 miles (London Paddington 90 minutes) (Bath Spa 27 minutes), Salisbury 21 miles (London Waterloo 90 minutes), Bath 21 miles, M4 Junction 17 21 miles (All distances and times are approximate).



5



4



3

Summary of accommodation

Main House

Ground floor: Entrance hall | Sitting room | Dining room | Study | Kitchen | Utility/boot room | Shower room

First floor: Principal bedroom with walk-in wardrobe and en suite bathroom | Guest bedroom with en suite
4 further bedrooms | Family bathroom

Second floor: Attic

Gardens and Grounds

Garage with planning permission for conversion to annexe with open plan kitchen / sitting room, bedroom and bathroom

Stable | Beautiful gardens | Paddock

In all about 2.65 acres



Situation

(Distances and times are approximate).

The Beeches is situated on the edge of Little Cheverell, a pretty village to the south of the market town of Devizes. The house is situated to the northwest of Salisbury Plain and next to the Vale of Pewsey, an area renowned for its superb riding and walking country.



Nearby Great Cheverell has a primary school, pre-school and nursery, public house, shop and garage. The villages of Market Lavington and West Lavington provide a good range of basic amenities and shops with weekly markets at Devizes. More extensive services can be found in Marlborough and Pewsey. Bath, Salisbury and the commercial town of Swindon are all within reasonable driving distance.



There is a wealth of good state and independent schools in the area including Dauntsey's, Marlborough College, St Mary's Calne, Godolphin, Stonor, St Francis and The Mill as well as Great Cheverell C of E School.



There is a fast train service from Pewsey to London Paddington, taking approximately 67 minutes, and from Andover or Grateley to London Waterloo (70 minutes). There are also trains from Westbury to Bath Spa (27 minutes) and Bristol Temple Meads (42 minutes).



The Property

The Beeches is an attractive property built in 1990 and offers a unique blend of modern amenities and rural charm.

Approached via its own drive, the property has ample parking space and a serene setting surrounded by its own grounds. Double doors lead to a spacious entrance hall with a bay window and window seat, reflecting the elegance and comfort found throughout the house. The ground floor features a large sitting room with a fireplace and sliding doors leading to the terrace, perfect for enjoying the views. The dining room, complete with an oil-fired Rayburn, flows seamlessly into the updated kitchen. A convenient utility/boot room, study and downstairs shower room add to the functionality of the space.

Upstairs, the principal bedroom offers a double aspect view, walk-in wardrobe, and a luxurious en suite with a separate bath. The main guest bedroom enjoys garden views and an en suite shower, while the additional four bedrooms provide flexibility for various needs. The property also includes a spacious attic with potential for conversion, subject to planning.

Outside, the converted garage has existing planning permission for an annexe. (Planning reference – PL/2024/02415). A large gravel drive, wraparound terrace, and private garden enhance this exceptional property's appeal.



Knight Frank LLP
Ramsbury House
22 High Street
Hungerford
RG17 0NF



Title: The Beeches

Date: 13/08/2024 Plan Ref. Scale: 1:1000 @ A4

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Property Information

Tenure: Freehold.

Services: Mains water, electricity and septic tank.
Oil fired heating.

Local Authority: Wiltshire Council. Tel 0300 456 0100

Council Tax Band: G

EPC: D

Postcode: SN10 4JP

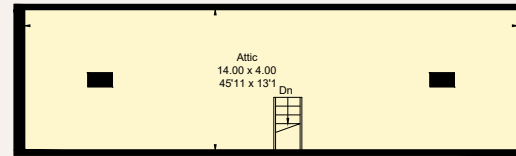
What3words: Trousers.guesswork.remarried

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.

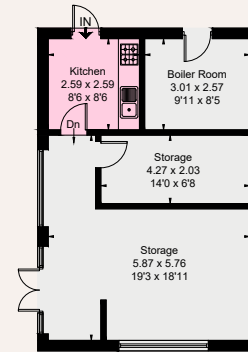


Approximate Gross Internal Floor Area
Main House: 302.7 sq m / 3,258 sq ft. (excl. Attic)
Attic: 56.2 sq m / 605 sq ft.
Outbuildings: 74.1 sq m / 798 sq ft.
Total Area: 433 sq m / 4,661 sq ft.

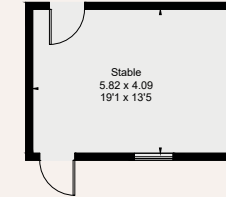
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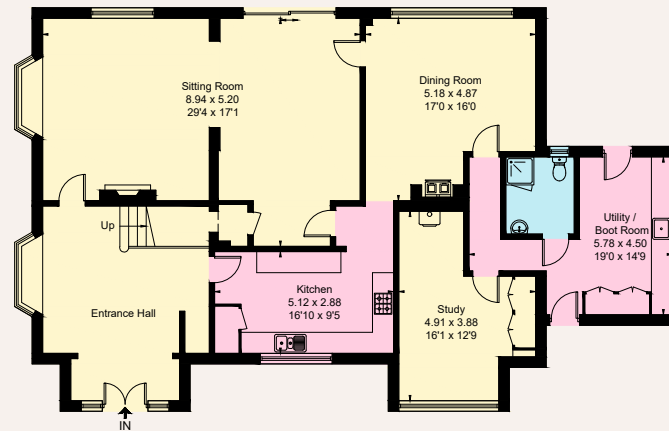
Second Floor



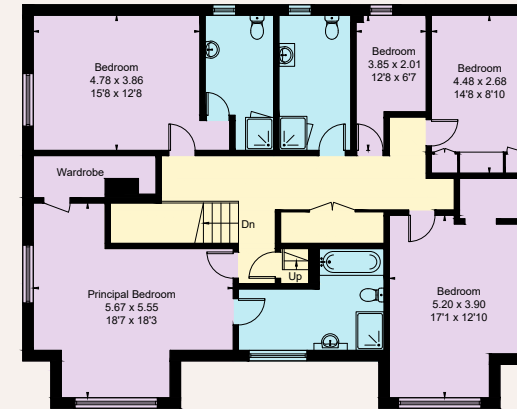
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

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 Ramsbury House
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knightfrank.co.uk

I would be delighted to tell you more
Fiennes McCulloch
 01488 757674
fiennes.mcculloch@knightfrank.com



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 September 2024.

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