



Principal Wing of Rowde Court, Victorian Country House for sale

In incredible opportunity to own the principal wing of a handsome Victorian country house in parkland grounds, offering grand accommodation in character and scale. A long sweeping driveway gives the property a real 'sense of arrival.'

A porch entrance leads through to an exquisite dining room with its fine panelled walls, exposed ceiling beams and an impressive fireplace with stone surround. The drawing room has generous proportions, with high ceilings, a large bay window and open fireplace. The kitchen/breakfast room that overlooks the walled side garden offers individuals scope to modernise to their own tastes, whilst a large utility room and cloakroom complete the ground floor layout. On the first floor there is a splendid light and airy master bedroom with a window seat with views over the parkland to the front and a further window with views of Roundway Hill. In addition there is a large en suite bathroom, a shower room, three double bedrooms and a walk-in airing cupboard. A coloured glass door and stairs ascend to two more double bedrooms complemented by another bathroom.

Outside, there is access over the rear courtyard to the double garage with timber double doors and a cantilevered roof over cobbled hardstanding. The garden is a distinct feature of the property. To the right of the gravelled driveway is an extensive lawn interspersed with mature trees and some fine topiary. To the east of the house is a classic English country garden with a beautiful mix of flowering plants.

The property also enjoys a 16% share of a neighbouring paddock of approximately seven acres.

Paddock- The property also has a 16% part share in a paddock of approximately 7.14 acres situated to the left of the sweeping gravelled driveway. This provides a protected rural environment for the property with Rowde Common beyond and is currently Let to a neighbouring farmer. This land is co-owned by the residents of Rowde Court and effectively ensures no building development can be made that would spoil the view

Property Information- Tenure= Leasehold- Share of Freehold. 999 Year Lease From 1/7/79. Peppercorn Rent. The owners currently pay circa £100 p.a to general maintenance of communal areas.

Services= All mains services including gas fired central heating

Guide Price: £795,000.

Source: Strakers Estate Agents, Devizes - March 2019