



The Grange *Worton, Devizes, Wiltshire SN10 5SE*

chesterton  
SINCE 1805  
humberts

# The Grange *Worton, Devizes, Wiltshire*

An impressive Grade II listed house with far-reaching views set in delightful gardens.

---

- Entrance hall
  - Drawing room
  - Sitting room
  - Dining room
  - Kitchen/Breakfast room
  - Utility room
  - Study
  - Sewing room
  - Cloakroom
  - W.C
  - Laundry room
  - 6 Bedrooms
  - 3 Bathrooms
  - Shower Room
  - Wine cellar and storage room
  - Garaging
  - Ample parking
  - Garden stores
  - Numerous outbuildings/stabling
  - Mature formal garden
  - Part-walled kitchen garden
  - Party barn
  - Separate paddocks
  - In all approximately 5.8 acres
- 

## DESCRIPTION

The Grange is an impressive detached house set in mature formal gardens, believed to date from the early 1600s and added to in the Edwardian era. Worton is very well placed for easy access to a wide choice of schools in both the public and private sectors. Both Dauntsey's and The Mill School are within 3 miles, St Mary's and St Margaret's School, Calne are around 8 miles away. Also nearby, are Marlborough College, Stonar School at Melksham and St Francis', Pewsey.









#### SITUATION

The Grange is situated in the heart of the peaceful village of Worton. The village is a popular location for families and has a number of amenities including a public house, a church and a primary school. The village lies less than three miles south of the market town of Devizes.

Worton is within easy reach of Marlborough, Bath, the M4 and the A303. It also has good main line railway connections at Chippenham and Pewsey (London Paddington from approximately 70 minutes).

#### ACCOMMODATION

The accommodation is arranged over three floors (not including the cellars) and has been carefully restored by the present and previous owners. There are three main reception rooms that are particularly well proportioned as is the large kitchen/breakfast room at the heart of the house which benefits from a four door black Aga and Gaggenau oven and gas hob. The reception rooms have a spacious layout that takes full advantage of the property's southerly aspect. On the first floor there are two bedrooms with en-suites, two further bedrooms, a family bathroom and a sewing room. On the second floor are a further two bedrooms and another family bathroom. There is also a large accessible attic. The house enjoys extensive southerly views over its gardens to the unspoilt countryside and on towards Salisbury Plain.

#### GARDENS AND GROUNDS

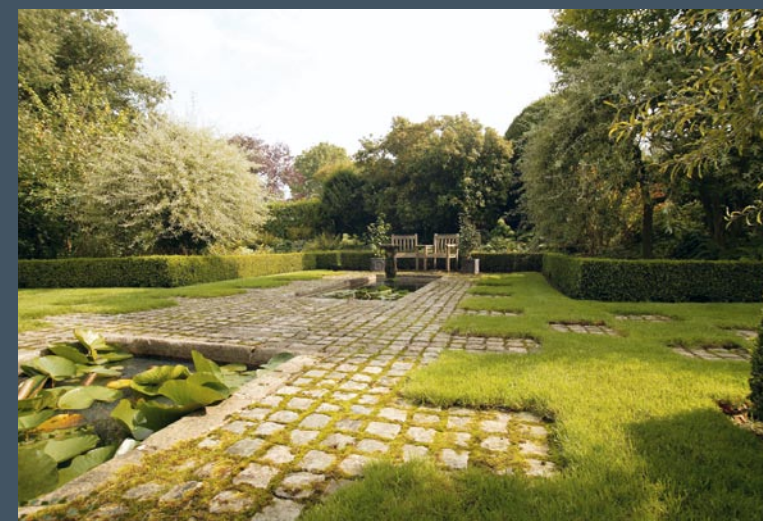
The property is approached via a pair of timber gates with brick pillars and tarmac drive which leads to a parking area for numerous cars. There is a second access back to the road.

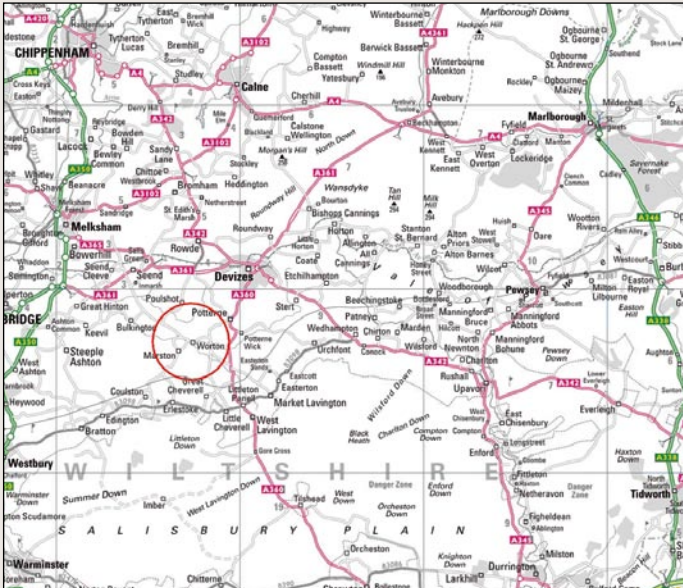
To the east of the house there are two outbuildings that provide garaging for two cars, a workshop, four large stables, a tack room and a garden store. There is also an open fronted barn that provides excellent entertaining space or additional garden storage. This has a removable 'marquee' frontage for entertaining purposes.

The gardens were designed by Michael Balston in the late 1980s and consist briefly of a lawned area bordered by a yew hedge and mature trees on the north side of the house and to the east there is a pretty chequered grass and cobbled path with an avenue of weeping pears and two ornamental ponds bordered by box hedging.

To the side of the house is a part walled, productive kitchen garden which has recently been professionally updated with extensive borders and gravel paths. French windows from the kitchen, sitting room and study lead onto a south facing brick terrace and knot garden. The lawned area beyond the terrace has outstanding south facing rural views and is interspersed with a variety of mature, indigenous trees.

Beyond the garden is a paddock with a separate vehicular access to Back Lane. There is a new Hartley greenhouse and composting area on the north side of this paddock. The lane leads to two further paddocks with stock-proof fencing, hedging and a stream. There is also an area of newly planted woodland.





**DIRECTIONS**

From Devizes proceed on the A360 following signs for Potterne and Salisbury. After the sharp left hand bend, turn right at the George and Dragon.

Follow the lane to the T junction and turn right into Worton. The Grange can be found set back on the left hand side opposite the Rose and Crown and can be accessed via the track.



**LOCAL AUTHORITY**

Wiltshire County Council 01380 724911

**COUNCIL TAX**

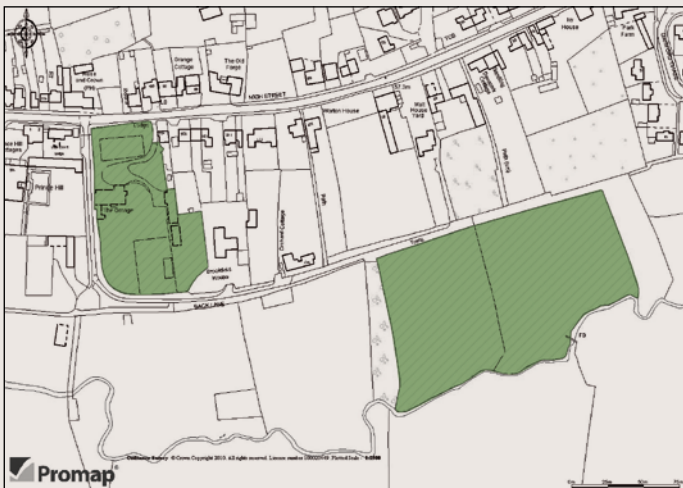
Tax Band H

**SERVICES**

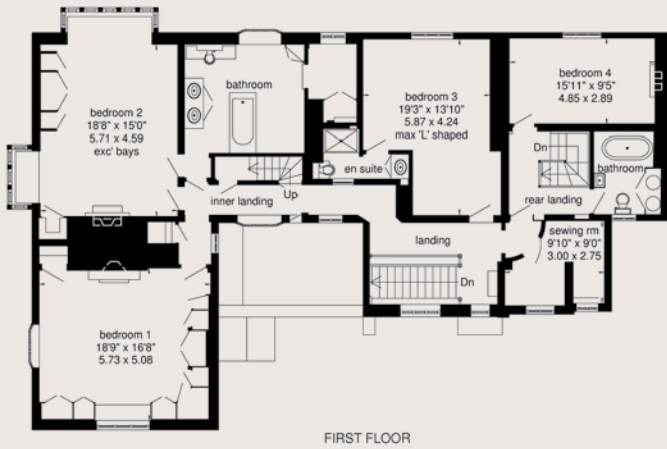
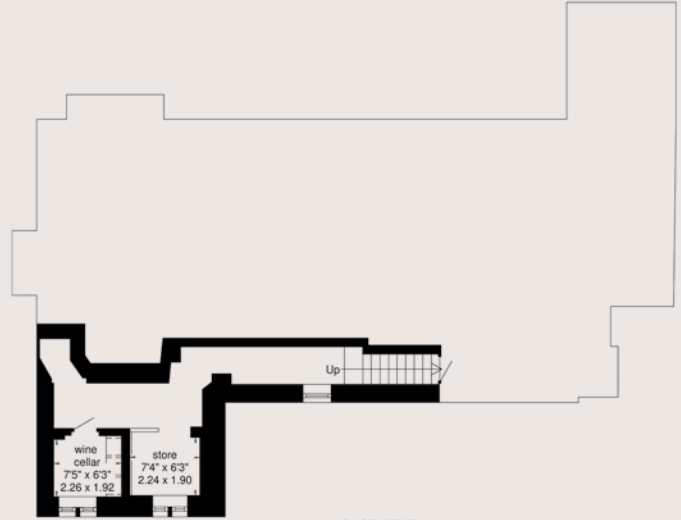
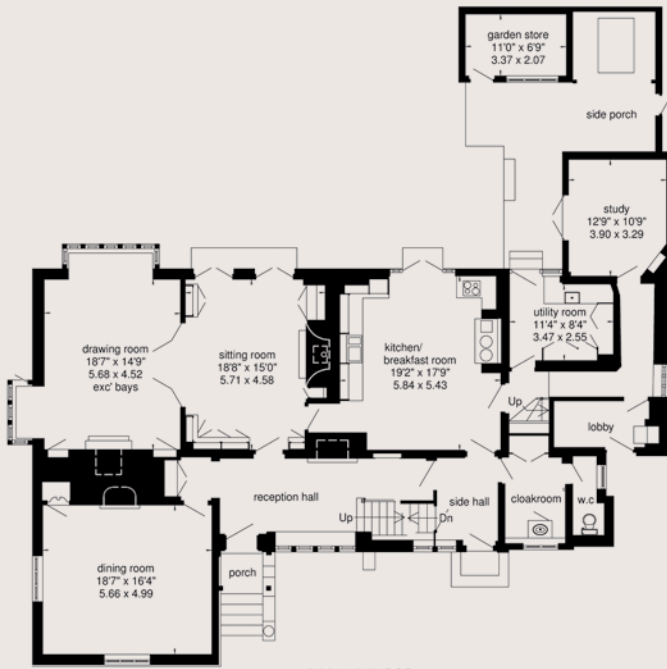
- Oil-fired central heating and Aga
- Mains water, electricity and drainage

**AGENT'S SERVICES**

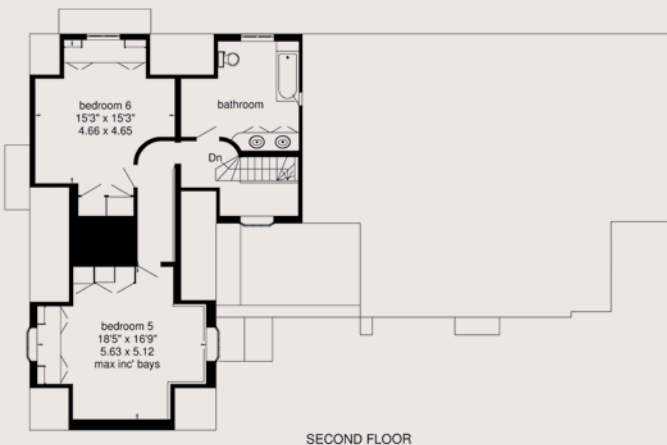
In order to comply with full disclosure regulations, Messrs Chesterton Humberts wish to disclose that the vendor is a Director of the company.



# The Grange *Worton, Devizes, Wiltshire SN10 5SE*



Approximate  
Gross Internal Floor Area  
5,375 sq.ft or 500 sq.m  
including garden store  
excluding side porch.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	54	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(95-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	47	49
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

**Chesterton Humberts Marlborough**

106 High Street,  
Marlborough SN8 1LT  
01672 519222

[marlborough@chestertonhumberts.com](mailto:marlborough@chestertonhumberts.com)

**Chesterton Humberts Country Department**

60 Sloane Avenue, Chelsea,  
London SW3 3DD  
020 7594 4746

[john.young@chestertonhumberts.com](mailto:john.young@chestertonhumberts.com)

**chesterton**  
SINCE 1805  
**humberts**

[chestertonhumberts.com](http://chestertonhumberts.com)

Chesterton Humberts for themselves and for the vendor of this property whose agents they are, give notice that (i) these particulars do not constitute any part of an offer or contract, (ii) all statements contained within these particulars are made without responsibility on the part of Chesterton Humberts or the vendor, (iii) whilst made in good faith, none of the statements contained within these particulars are to be relied upon as a statement of representation or fact, (iv) any intending purchaser must satisfy him/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars, (v) the vendor does not make or give either Chesterton Humberts or any person in their employment any authority to make or give representation or warranty whatsoever in relation to this property.

©Copyright Chesterton Humberts 2008 | Chesterton Global Ltd | Registered Office 40 Connaught Street, London W2 2AB | Registered Company Number 05334580