

Chalcot House

Wiltshire



An exquisite William and Mary Manor House listed Grade II*, beautifully appointed and set within a private parkland setting

Chalcot House, Dilton Marsh, Westbury, Wiltshire, BA13 4DF
From 5 miles. Westbury station 3.2 miles (mainline to Paddington) journey time from 85 minutes.
Bath 14.5 miles, Bruton 17 miles

Features:

Porch | Hall | Central stair hall | Drawing room | Dining room
Library/sitting room | Study | Kitchen breakfast room | Boot room
Pantry | Cloakroom

First floor: Principal bedroom with dressing room and en suite bathroom | Guest bedroom with children’s bedroom and en suite bathroom | Three further guest bedrooms with en suite bathrooms

Second floor: Two bedrooms with en suite bathrooms
4 Further bedrooms | Family bathroom

Cellar: Wine cellar/gunroom | Playroom/fitness room
Laundry room | Boiler room

Cottage: Hall | Sitting room | Kitchen/breakfast room
Two bedrooms and bathroom.

Garaging for 4 cars (one with inspection pit) plus workshop and garden store | Stables extending to 7 loose boxes, tack room and store

Swimming pool with pool building providing sauna, changing room, shower and WC.

Long private drive | Extensive gardens including parterre garden | Open lawns | Walled garden | Tennis court | Kitchen garden and orchard

Extensive parkland bordered by mature woodland

About 52.9 acres in all



The property

Chalcot House is the ideal country house. An architectural delight providing appealing accommodation in terms of size, appointment and proportion, which overlooks its park. The parkland is bordered by mature woodland ensuring privacy whilst the approach is over a long drive, which offers occasional glimpses of the stunning façade. The exquisite south front (façade) holds instant appeal. Described in Nikolaus Pevsner The Buildings of Britain (Wiltshire edition) as ‘unusually animated’ , which must refer to the rare combination of Doric, Ionic and Corinthian pilasters flanking the large sash windows. These in turn are capped by triangular or segmental pediments, which combine with the central front door and its semi- circular niche and urn above to provide a pleasing symmetry. This is further enhanced by the use of Flemish bond brick elevations with Ashlar stone dressings which are immediately bordered by lawns, without the need for floral or shrub colour or embellishment. Dating from the late 17th century, today’s house incorporates an earlier dwelling. The drive leads to an enclosed gravel forecourt on the north front of the house. A turning circle fronts the porch, with the Cottage and garages to the east and the pool house and a brick wall to the west providing enclosure. The half-octagonal porch makes a most welcoming entrance and displays the heraldic arms of the Phipps family above the front door.

The porch opens into the vestibule, which in turn has a pair of half-glazed doors, which lead into the central stair hall. The stair hall is the hub of the ground floor accommodation, from which all of the ground floor rooms can be accessed. The stone floor and staircase are complimented by the ornate iron balustrade and fine oak doors and architraves. The elegant drawing room and dining room stand to either side of the stair hall. The drawing room is west facing, overlooking the garden and benefits from full height windows including a central bay window and French doors to the garden. The decorative features of note include the Adam style ceiling decoration of moulding and cornice with fine marble chimneypiece. The dining room is of similar proportions and has a fine chimneypiece, as well as a trio of sash windows facing east.

There is a door to the kitchen/breakfast room and a door to the study, which ensure the appropriate flow of accommodation. The south front of the house contains the library/sitting room and study, both benefitting from a double aspect. The library is arranged as a sitting room with extensive bookshelves to all sides and a marble chimneypiece with open fire. A glazed door provides access to the garden through the earlier William and Mary front entrance and a door leads to the study. The study overlooks the park and the drive, whilst being ideally placed for access to the library/sitting room and the dining room. The comfortable kitchen/breakfast room is ideal for modern family life and incorporates a large bay window with three floor to ceiling windows and French doors to the garden. Hand built cabinets incorporate cupboards, drawers and appliances with the large Aga (electric) sitting beneath a tall canopy. The handmade tiles were made locally and compliment the granite work surfaces and tiled floor.

On the first floor an elegant skylight provides natural light to the landing and stairs. The principal bedroom is above the drawing room with a westerly aspect and incorporates fitted wardrobes designed by Ashley Hicks flanking the fireplace, a dressing room and bathroom with roll top bath and separate shower. There is a guest bedroom suite, which also provides a children’s bedroom and en suite bathroom with an easterly aspect. In addition there are three further guest suites with en suite bathrooms on the first floor. The second floor provides two bedrooms with en suite bathrooms plus a further four bedrooms and a family bathroom. The cellars are arranged as laundry room, wine cellar/gunroom, boiler room, playroom/fitness room and shower room.

The present owners have greatly improved the house, most notably by their intuitive design and decoration of the interiors with the commission of bespoke colours and paint effects such as the classical marble effect on the walls in the dining room. As well as being beautiful, Chalcot House is enjoyable. The rooms differ, but each one is rewarding, perhaps due to its elegance or its intimacy, its views or its antiquity.







The Cottage

The cottage is well appointed and situated to the north of the house. It is attached to the workshop and garaging. The accommodation includes entrance hall, stair hall, fitted kitchen, sitting room with fireplace and French doors to the garden. There are two double bedrooms and a bathroom on the first floor.

Garaging and Workshop

Single storey buildings attached to the cottage. Equipped with power and water. The two garages each have a pair of double doors and extend to 20' in length.

Pool Room

The pool room provides a sauna, changing room with shower and a separate WC. This can be accessed from the forecourt or the swimming pool.

Stables

Situated in the walled garden and constructed of brick elevations under a slate roof. Arranged as tack room or store at either end with seven loose boxes of varying sizes with a large central 'double' box (37'10" x 12') with two doors. Power and water.

Gardens

Chalcot House is bordered by open lawns, which extend to the parkland. There are magnificent trees within the gardens including chestnut, limes, wellingtonia, beech, oaks and of particular note the third largest Turner's oak in the country. Four others are listed as champions in the Tree Register. A formal garden has been established around the swimming pool with low beech hedging and fine box parterre garden situated between the swimming pool and the pool house.

A path forms a laurel walk leading to the walled garden. The walled garden is enclosed and houses the tennis court. Beyond the walled garden are the stables and a paddock, which incorporates the kitchen garden and an orchard.

Parkland

The parkland is arranged as permanent pasture and remains true to the original park. Mature strips of woodland border the park and form a defined boundary, which ensures privacy and delightful views.



History
Believed to be built on the site of a Roman settlement, Chalcot House was built in the 17th century (William and Mary period) and it was at this point the Palladian façade was created and clearly inspired by by Inigo Jones. In 1872 Chalcot House was significantly enlarged with the addition of a new main entrance, service wing and large bay windows to the east and west elevations. The Phipps family of Leighton and Chalcot had a long association with the house until 1971. During the early 1970's the Victorian additions were largely removed with the exception of the large bay windows, which remain and the entrance porch which was re located to the northern elevation. A hoard of Romano-British coins was found buried near the house in 1973. The present owner purchased the property in 1998 and set about a significant programme of upgrading the services and complete redecoration, which continues.

Situation
The property is well situated on the Wiltshire and Somerset border. The Georgian City of Bath is 14.5 miles to the north and the fashionable Somerset town of Frome is 5 miles to the west. Frome meets all of todays needs with its supermarkets and suppliers as well a popular creative and independent range of shops, cafes and facilities. Bath has a wealth of cultural, sporting, leisure and educational activities with music, art and literature festivals, Premiership Rugby, two universities and five independent schools. The arts are also catered for at Hauser and Wirth at Bruton, Messums at Tisbury and opera at Bradford on Avon. Westbury mainline station (3.5 miles) provides a regular service to London Paddington. The A303 (M3) 14.2 miles links London or Devon and Cornwall and the West Country. Longleat Estate provides further leisure opportunities including dinghy sailing on Shearwater lake and Salisbury Plain provides extensive bridle paths and areas for riding out.



General Remarks And Stipulations

Method Of Sale: Freehold

Guide price: £8,000,000

Local Authority: Wiltshire Council

Council Tax: Chalcot House Band H, Cottage Band C

Fixtures and Fittings: All fixtures and fittings (specifically excluding light fittings whether referred to or not) including Aga, freezers, fridges, washing machines, drying machines, dish-washers, ovens are included in the sale. All fitted carpets (specifically excluding all unattached carpets) are included in the sale. All curtains and blinds are excluded from the sale for the time being, but the owner may decide to include some of them prior to completion. All other furnishings and soft furnishings whether referred to or not are specifically excluded from the sale.

All freestanding domestic and electric items, ladders, garden statuary, pots, urns, garden machinery and agricultural machinery are specifically excluded from the sale.

Easements, Wayleaves & Rights of Way: The property is sold subject to and with the benefit of all rights of way either public or private, all easements, wayleaves and other rights of way whether they are specifically referred to or not. Please refer to the boundary plan for information on the footpath, which crosses the property from the entrance gate to the south eastern boundary.

Holdover: Depending on the date of completion, certain rights of holdover may be required.

Countryside Stewardship Scheme: The farmland is subject to a Farm Business Tenancy with a local farmer, the earliest expiry of which is 24th March 2025. An application has been made to the Countryside Stewardship Scheme by the owner and farmer.

Timber, Sporting & Mineral Rights: It is intended that the timber, sporting and mineral rights are included in the sale along with the standing timber (not felled or stacked timber), in so far as they are owned.

Services: All properties are connected to electricity and have compliant private drainage systems. The property has private water supply shared with neighbours under a deed of covenant. Central heating and hot water is supplied to the main house by a ground source heat pump.

Plans, Areas and Schedules: These are based on the Ordnance Survey and are for reference only. They have been checked and completed by the vendor's agents and the purchaser will be deemed to satisfy himself or herself as to the description of the property. Any error or misstatement shall not annul the sale nor entitle either party to compensation in respect thereof.

EPC: Chalcot House: E, Chalcot Cottage: F

Viewings: All viewings are strictly by appointment with Strutt & Parker.

Directions: Postcode BA13 4DF.
What3Words ///shins.cuter.crumple-

The entrance to the property will be found approximately 50 yards east of Short Street on the A3098 Frome to Westbury Road and is marked by a road sign indicating Chalcot House.



Chalcot House, Westbury
Main House internal area 9,684 sq ft (900 sq m)
Garages & Workshop internal area 1,320 sq ft (123 sq m)
Stables & Pool Room internal area 1,834 sq ft (170 sq m)
Cottage internal area 1,292 sq ft (120 sq m)
Balcony external area = 76 sq ft (7 sq m)
Total internal area 14,130 sq ft (1,313 sq m)



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Over 45 offices across England
and Scotland, including Prime
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Chalcot House

Total Area (21.45 ha / 52.97 ac)

This plan is published for the convenience of the purchaser only. Its accuracy is not guaranteed and it is expressly excluded from any contract.

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Not to Scale. Drawing No. X20751-01 | Date 18.10.23



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