












Selbrook House

Lydiard Millicent, Swindon, Wiltshire

Selbrook House is an impressive late 19th-century Victorian home.

A distinguished Victorian residence situated on the edge of the village of Lydiard Millicent, set within 2.5 acres of formal grounds and gardens, with an array of versatile outbuildings including a substantial detached office, triple garage, and a breeze house.

	4 RECEPTION ROOMS		4 DOUBLE BEDROOMS		3 BATHROOMS
	DETACHED OFFICE		2.5 ACRES		FREEHOLD
	VILLAGE		2,842 SQ FT		GUIDE PRICE £1,500,000



The property

Selbrook House is an impressive late 19th-century Victorian home, constructed in handsome red brick with a classic slate roof. The current owners have carefully preserved its period charm, with sympathetic extensions that respect the original architecture. A grand reception hallway with high ceilings and original cornicing provides access to an elegant dual-aspect dining room and a large sitting room with a feature gas fireplace. Double doors lead to a cosy family room, while the purpose-built garden room offers vaulted ceilings, log burner and wraparound windows with serene garden views.

The kitchen/breakfast room features quartz countertops, a Belfast-style sink, and top-of-the-line appliances. Porcelain-tiled floors continue into the utility room, which includes granite worktops and space for white goods. A cloakroom and walk-in storage complete the ground floor.

The first floor comprises a principal suite with fitted wardrobes and an en-suite bathroom including a separate walk-in shower. The guest bedroom suite offers dual-aspect views as well as an en-suite shower room. Two additional double bedrooms share a family bathroom with a walk-in shower and separate bath. There is a large loft, accessible via a ladder, providing ample storage along with the potential for future development, subject to the usual consents.

The property is accessed along a tree-lined driveway, through electric wrought-iron gates, leading to a detached triple garage which has power and lighting, providing secure storage and potential for additional use. Adjacent is a timber storage shed with a pitched roof, perfect for garden equipment.

Within the grounds is a detached building currently utilised as a flexible office space, featuring a reception area, a kitchen, four additional rooms, and two WC facilities. This space holds significant potential for conversion to a self-contained residential dwelling, subject to necessary permissions.





Outside

Selbrook House is set within approximately 2.5 acres of beautifully landscaped grounds, with mature gardens on all sides of the property. The grounds include expansive lawns, and a breeze house with power and lighting. The sweeping gardens are bordered by mature trees and enjoy privacy, creating a tranquil environment ideal for relaxation and family gatherings.

Location

Selbrook House is nestled in the village of Lydiard Millicent, just 4 miles from Swindon's centre. Lydiard Millicent offers a blend of rural charm and modern convenience, with nearby amenities including shops, schools, and dining options. For commuters, Junction 16 of the M4 is a short drive, connecting Swindon to Bath, Bristol, and London. The train station at Swindon provides regular, fast connections to London Paddington in just over an hour, and the historic town of Marlborough, with its boutique shops and eateries, is 13 miles away.

Distances

- Swindon 4 miles
- Cirencester 17 miles
- Marlborough 13 miles
- M4 (J16) 2 miles

Nearby Stations

- Swindon
- Kemble
- Chippenham

Nearby Schools

- Shaw Ridge Primary School
- Lydiard Millicent C of E Primary School
- Lydiard Park Academy
- Bradon Forest School

Directions

SN5 5PP

What3Words ///daffodils.shadowed.desktop

General

Local Authority: Wiltshire Council.

Services: Mains water, electricity and gas.
Private drainage.

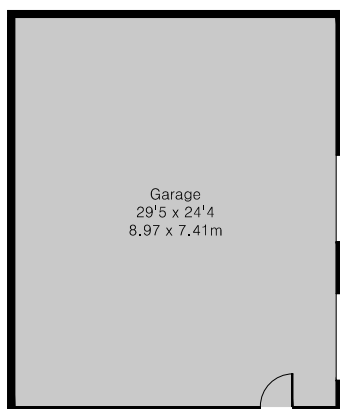
Council Tax: Band G

EPC: C

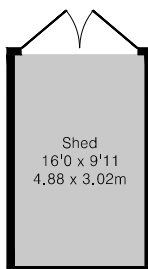
Rights of Way: There are no rights of way across the property.



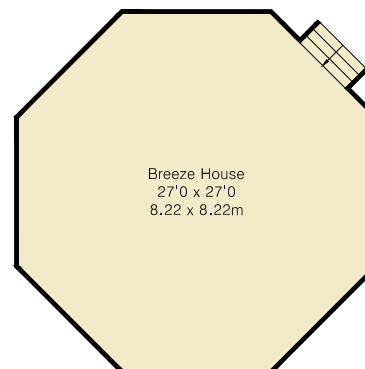




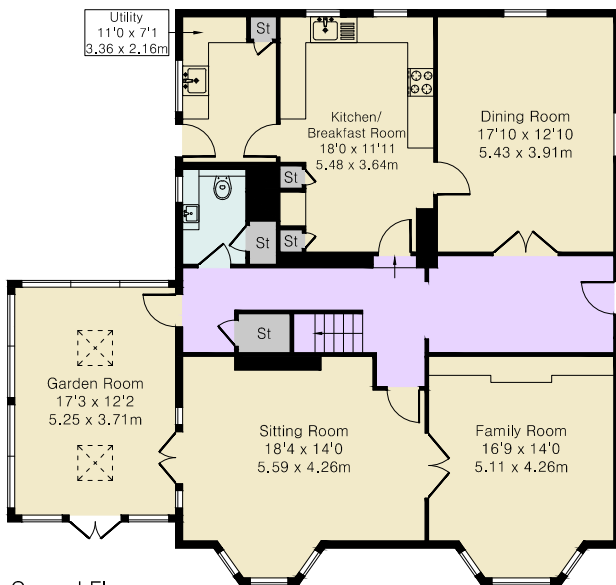
Garage



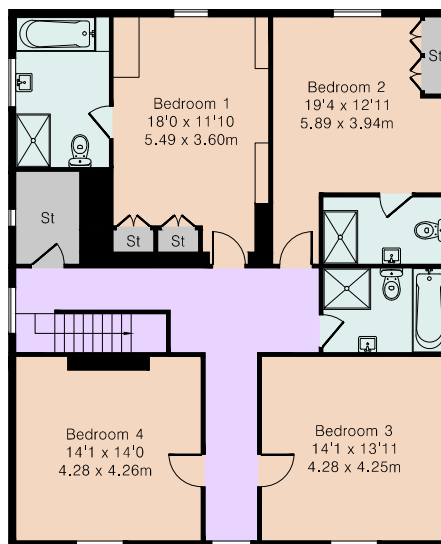
Outbuilding



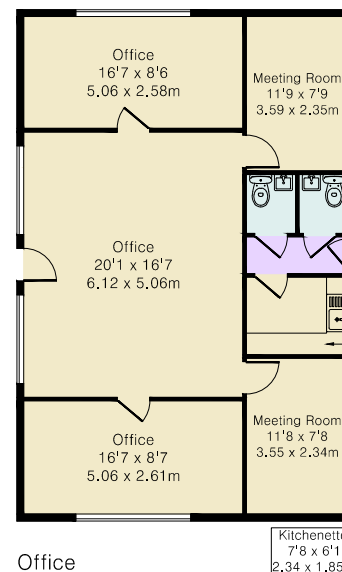
Outbuilding



Ground Floor



First Floor



Office

Floorplans

Total internal area 4,640 sq ft (431 sq m)

House internal area 2,842 sq ft (264 sq m)

Garage internal area 715 sq ft (66 sq m)

Office internal area 924 sq ft (86 sq m)

Outbuilding internal area 159 sq ft (15 sq m)

For identification purposes only.

Cirencester

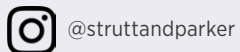
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