



Swallett House

Main Road, Christian Malford, Chippenham, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A delightful Grade 11 listed house combining elegant period living spaces, modern additions and extensive grounds with paddock and outbuildings.

Swallett House is a beautifully presented and substantial Cotswold Stone house originally built in the 18th Century with 19th Century extensions. The current owners have undertaken a major programme of refurbishment and modernisation to create a modern family home with versatile accommodation, superb gardens and a low carbon, cost efficient Ground Source Heat Pump heating system with oil boiler backup, solar panels, battery storage and EV charger.



3 RECEPTION ROOMS



8 BEDROOMS



4 BATHROOMS



QUADRUPLE GARAGE



4.32 ACRES



FREEHOLD



EDGE OF VILLAGE



6,369 SQ FT



**O.I.E.O
£2,000,000**

The Property

Arranged over three floors, the property offers flexible living accommodation ideally suited to both family life and entertaining.

The ground floor centres around the impressive open plan kitchen/breakfast room which flows into an appealing modern glass garden room extension overlooking the gardens. The kitchen is a classic Mark Wilkinson "Cook's Kitchen" design incorporating striking Brazilian "Stormy Weather" granite work surfaces, a 3m plus island and electric 4 oven AGA. There is underfloor heating in the garden room ensuring comfortable temperatures throughout the year. The spacious dining room leads off the garden room and has solid oak floors in keeping with the rest of the oldest part of the house. A utility room, cloakroom and boot room with dog-washing facility provide excellent practicality. There are two further reception rooms: a welcoming sitting room and a drawing room, and a study.

On the first floor, there are five bedrooms. The principal and guest bedrooms both benefit from en suite facilities while the fifth bedroom is currently utilised as a dressing room and there is a family bathroom.

The second floor provides three additional bedrooms one of which is currently used as a music room. Three of the four bathrooms in the house have underfloor heating.





Outside

Swallett House is set in generous grounds, approached via a private driveway with ample parking for multiple vehicles. The gardens are predominantly laid to lawn with well-established trees and planting, providing an attractive and private setting. Beyond the gardens lies a paddock, ideal for those seeking equestrian or smallholding use.

The property further benefits from a quadruple garage and a detached barn currently used for storage, which may offer potential for conversion to ancillary accommodation, subject to the necessary planning consents.

Location

Christian Malford is a thriving and sought-after Wiltshire village, situated to the north-east of Chippenham. The village offers a strong sense of community and everyday amenities including a primary school, church, village shop/post office, pub and a popular village hall.

The nearby market town of Chippenham provides a more comprehensive range of shopping, schooling and leisure facilities, as well as a mainline railway station with regular services to London Paddington from around 70 minutes, Bath (11 minutes) and Bristol (25 minutes). Road communications are excellent with the M4 (J17) approximately 5 miles to the north.

The surrounding countryside is particularly attractive and offers an extensive network of footpaths and bridleways. Sporting opportunities in the wider area include racing at Bath and Cheltenham, golf at Bowood and Castle Combe, sailing at the Cotswold Water Park, and polo at Cirencester Park.



Distances (approx.)

- Village centre (shop, pub, school) – 1.5 miles
- Chippenham – 5 miles (rail to London Paddington from 70 mins)
- M4 (J17) – 5 miles
- Malmesbury – 9 miles
- Cirencester – 22 miles
- Bath – 23 miles
- Cheltenham – 30 miles
- Bristol Airport – 35 miles
- London Heathrow – 90 miles

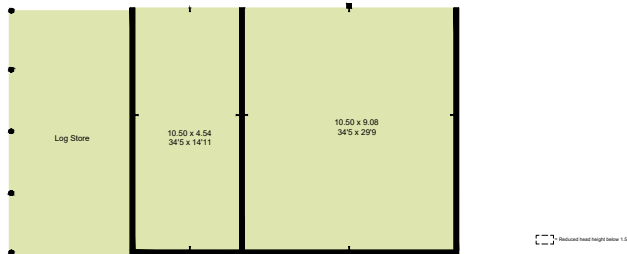
Schools

- Primary: Christian Malford C of E Primary School, Brinkworth COFE Primary
- Secondary: Hardenhuish School, Sheldon School (Chippenham), Wootton Bassett, Malmesbury
- Independent: St Margaret's Calne, St Mary's Calne, Westonbirt School, Dauntsey's, Marlborough College, Beaudesert Park, Bath Schools e.g. Prior Park

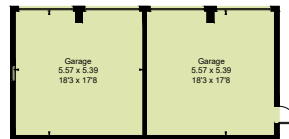




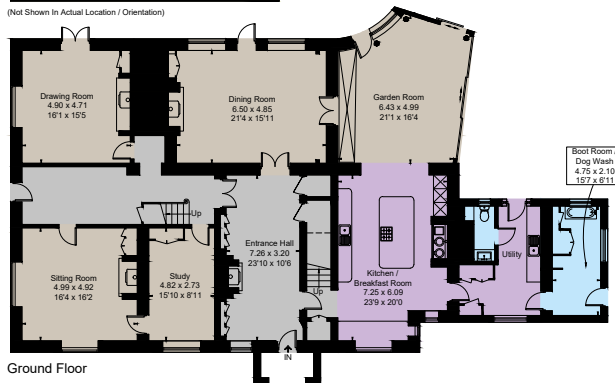
Approximate Floor Area = 591.7 sq m / 6369 sq ft
 Garages = 60.7 sq m / 653 sq ft
 Total = 652.4 sq m / 7022 sq ft (Excluding Barn)



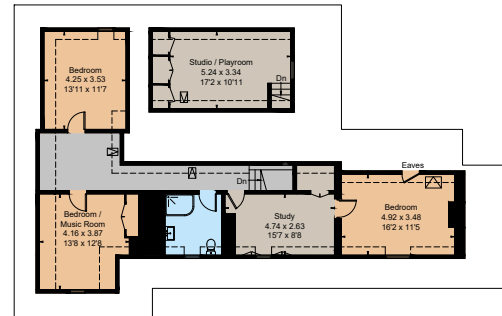
Barn
 (Not Shown In Actual Location / Orientation)



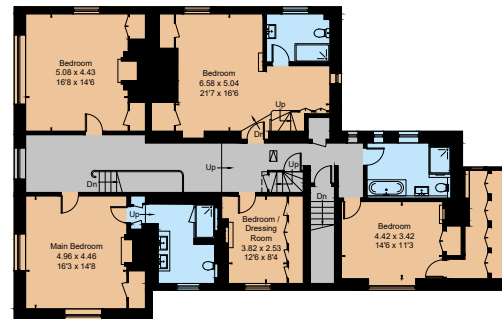
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Ground Floor



Second Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #96558



Floorplans

Main House internal area 6369 sq ft (591.7 sq m)
 For identification purposes only.

Directions

what3words: ///scan.fixture.blueberry

General

Local Authority: Wiltshire Council

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Services: Mains water, electricity and drainage.
 Ground source heat pump.

Council Tax: Band H

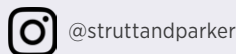
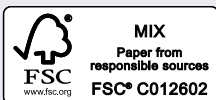
EPC Rating: D

Cirencester

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