



Church House
Sheep Street, Highworth, Wiltshire

Church House is a distinguished Grade II listed property located in the heart of Highworth, just moments from the High Street and positioned adjacent to the church.

Steeped in history and rich in period character, the house has been in the same family for many years and now requires comprehensive modernisation and reconfiguration. Offering exceptional potential, it represents a rare opportunity to create a substantial and elegant family home within one of the town's most historic settings.



4 RECEPTION ROOMS



5/7 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE AND OUTBUILDINGS



PRIVATE GARDEN



FREEHOLD



TOWN



5,210 SQ FT



**O.I.E.O
£800,000**

The property

Arranged over three floors, the property retains many original features and provides a generous and highly flexible layout.

A central entrance hall gives access to the principal reception rooms. To the front of the house, the sitting room and dining room both enjoy period proportions and outlooks towards Sheep Street.

To the rear, a family room, kitchen, and small shower room form a cluster of spaces that are likely candidates for reconfiguration, with ample scope to create a large open-plan kitchen and living area subject to the necessary consents.

Beyond this, a secondary entrance leads directly to the roadside and provides access to a study and utility room, served by the second staircase rising to the first floor.

The first floor offers well-balanced and versatile accommodation. A substantial principal suite runs across one side of the property, incorporating a spacious bedroom, dressing room, and bathroom.

Three further bedrooms are accessed from the main landing.

The generous rear bedroom connects to an additional bedroom and bathroom, also accessed by the secondary staircase, creating an ideal internal annexe - perfectly suited to an au pair, older teenager, dependent relative, or private guest accommodation.

A further staircase rises from the sub landing to the second floor. Currently unused, this expansive level offers significant potential to create further bedrooms, a guest suite, or additional living accommodation, subject to renovation.





Outside

To the rear of the property lies a private and enclosed courtyard, accessed directly from the house - an ideal space to redevelop as an outdoor dining or entertaining area.

Hard standing extends along the side of the property, providing the option for off-road parking in addition to the garage.

Beyond the courtyard, the garden stretches into a long lawn framed by mature hedging and established trees.

At the far end stands a further Grade II listed garden structure, offering a charming focal point and the potential to create a characterful seating area or landscaped feature.

Location

Church House is superbly positioned within central Highworth, known for its historic architecture, thriving community, and excellent local amenities.

The High Street is only a few steps away, offering a selection of independent shops, cafés, pubs, and essential services.

The town enjoys convenient access to Swindon, Faringdon, and Cirencester, with strong transport links to the A419, A420, and M4 corridors.

Mainline rail services to London Paddington are available from Swindon, with journey times from around 55 minutes.



Distances

- Swindon 5.3 miles
- London 82 miles

Nearby Stations

- Swindon 4.6 miles

Nearby Schools

- Westrop Primary & Nursery School
- Southfield Junior School
- Highworth Warneford School



Approximate Floor Area = 421 sq m / 4532 sq ft
 Outbuildings = 63.0 sq m / 678 sq ft
 Total = 484 sq m / 5210 sq ft
 (Including Basement / Excluding Shed)



Floorplans

Main House internal area 4,532 sq ft (421 sq m)
 Outbuildings 678 sq ft (63 sq m)
 For identification purposes only.

Directions

Postal Code - SN6 7AA

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General

Tenure: Freehold

Local Authority: Swindon Borough Council

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

Services: Mains water, drainage and electricity.
 Mains gas available locally.

Council Tax: G

EPC Rating: G

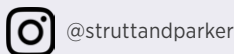
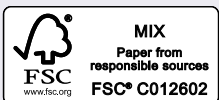
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Cirencester

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