



# Steinbrook House

Kington Langley, Wiltshire

## An impressive Arts and Crafts country house set within exquisite grounds

Steinbrook House is an imposing country residence, set within approximately 5.61 acres of beautifully landscaped gardens and grounds, complemented by a 1.5 acres lake.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**5 BATHROOMS**



**GARAGE**



**5,780 SQ FT**



**FREEHOLD**



**VILLAGE**



**GARDENS**



**GUIDE PRICE:  
£2,750,000**



### The property

Steinbrook House is a distinguished country residence, set within approximately 5.61 acres of exquisitely landscaped grounds, comprising manicured gardens, enclosed grounds, and a stunning private lake.

Nestled in a tranquil rural location on the edge of the highly regarded village of Kington Langley, near Chippenham, this notable home dates to the 1860s and was originally built in the celebrated Arts and Crafts tradition, combining architectural heritage with timeless appeal.

The property has been sympathetically extended and thoughtfully modernised over time, offering a seamless blend of period elegance and contemporary living. Spanning around 5,780 sq. ft., the layout is exceptionally spacious, with high ceilings and an abundance of natural light enhancing the sense of scale throughout.

A grand entrance hall provides an impressive welcome, showcasing a sweeping galleried staircase, elegant stone arches, intricate wooden panelling, and a striking stone fireplace, an introduction to the rich character found throughout the home.

Three substantial reception rooms provide generous entertaining space, all featuring tall windows that overlook the surrounding grounds. The traditional kitchen, centred around an electric Aga, retains a classic farmhouse style and is supported by an array of utility rooms, laundry facilities, and ample storage areas designed for everyday functionality.

Upstairs, six well-proportioned bedrooms provide flexible accommodation. One currently serves as a large dressing room with an adjoining anteroom, ideal for conversion to a study or nursery. The layout includes five bathrooms, four of which are en-suite. On the ground floor, a guest cloakroom, and an additional external WC adjacent to the garden store offer further practicality.

The principal bedroom suite is a highlight, featuring a spacious en-suite bathroom with both a freestanding bathtub and a walk-in shower, as well as a private balcony overlooking the idyllic grounds. A second bedroom also benefits from an en-suite shower room and a walk-in wardrobe.





## Outside

Approached via a sweeping, gated driveway, the property offers ample parking and a detached double garage, enhancing both privacy and convenience.

The gardens and grounds of Steinbrook House have been thoughtfully arranged to create a setting of exceptional beauty and tranquillity. Formal lawns, mature oak trees, a productive cutting garden, and gently rolling paddocks lead down to a serene 1.5-acre lake, well stocked and teeming with local wildlife, making it a perfect rural retreat within a total of 5.61 acres.

## Location

Steinbrook House enjoys a peaceful and private setting just 0.5 miles from the village of Kington Langley and 1 mile from Chippenham, which offers a mainline railway station providing fast and frequent services to London and the Southwest. Junction 17 of the M4 motorway is just a five-minute drive away, ensuring excellent road connectivity.

Kington Langley is an attractive North Wiltshire village known for its strong community spirit and unspoilt green spaces. It features a Church of England primary school, parish church, village hall, and well-maintained playing fields. A range of clubs and societies, including tennis, croquet, and wine appreciation, contribute to its vibrant social life.

Nearby Chippenham offers a comprehensive array of amenities, including shopping centres, leisure facilities, cinemas, and highly regarded secondary schools. The historic market towns of Malmesbury and Corsham are also within easy reach, offering a wider selection of independent shops, eateries, and reputable schooling.



## Distances

- Corsham 6.5 miles
- Calne 7 miles
- Malmesbury 9 miles
- Melksham 10.5 miles
- Swindon 19 miles

## Nearby Stations

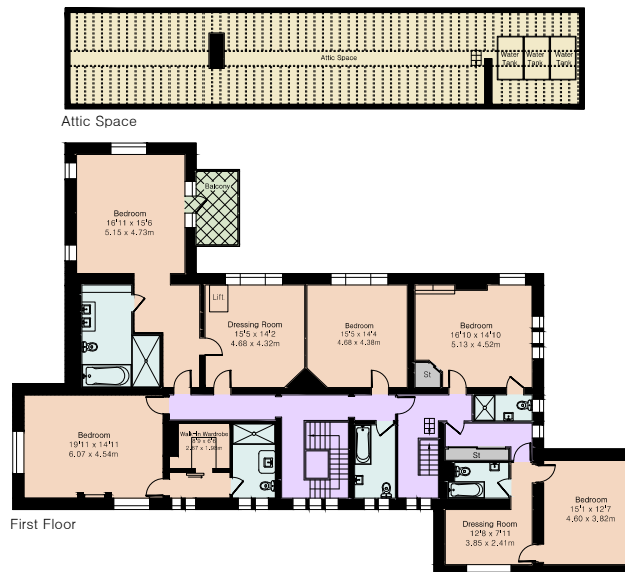
- Chippenham 2.6 miles
- Kemble 16 miles

## Nearby Schools

- Sheldon School
- Hardenhuish School
- Langley Fitzurse School







## Floorplans

**Total internal area** 6,114 sq ft (568 sq m)  
**Ground floor internal area** 3,021 sq ft (281 sq m)  
**First floor internal area** 2,759 sq ft (256 sq m)  
**Garage internal area** 334 sq ft (31 sq m)  
 For identification purposes only.

## Directions

Postcode: SN15 5LY

What3Words ///folks.notice.shack

## General

Council Tax: Band H

Local Authority: Wiltshire Council.

Parking: Private parking.

EPC: Band E

Services: Mains drainage, water and electricity.  
 Oil central heating.

Mobile coverage/broadband: Information can be found here <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

## Cirencester

15 Dyer Street, Cirencester, Gloucestershire GL7 2PP

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