



# Orchard House

The Green, Biddestone, Chippenham, Wiltshire

**STRUTT  
& PARKER**

BNP PARIBAS GROUP







## A beautifully appointed family home in the heart of Biddestone, with private gardens, countryside views and a versatile self-contained annex

An exceptional detached family home, beautifully presented and situated in the highly sought-after south Cotswold village of Biddestone.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**ANNEXE**



**0.34 ACRES**



**FREEHOLD**



**VILLAGE**



**4,165 SQ FT**



**O.I.E.O  
£1,650,000**

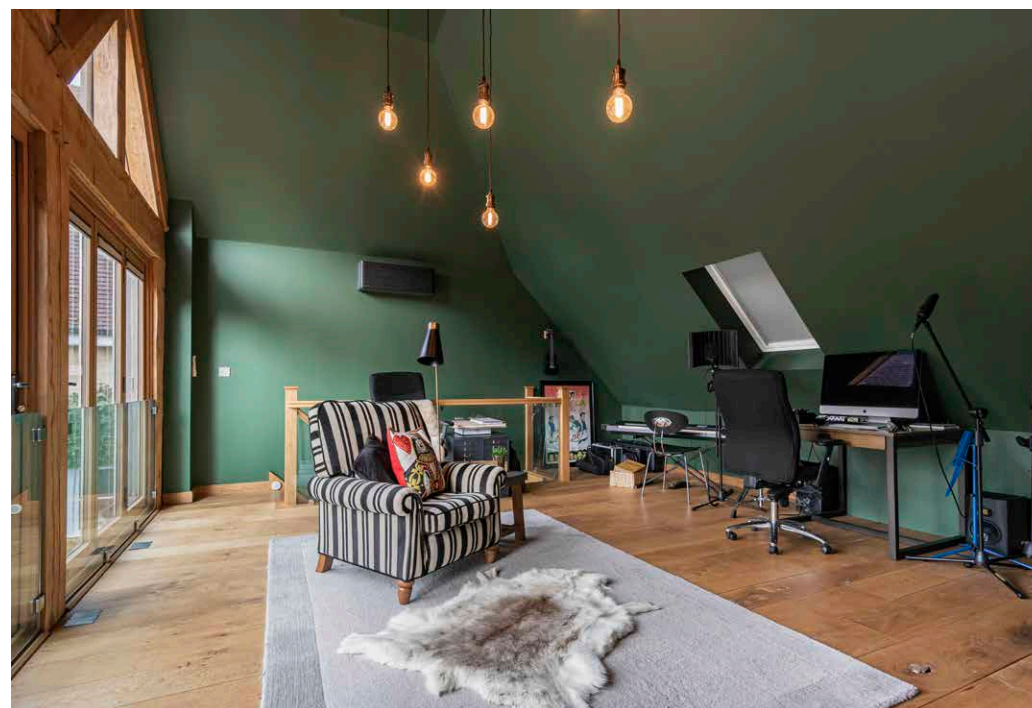
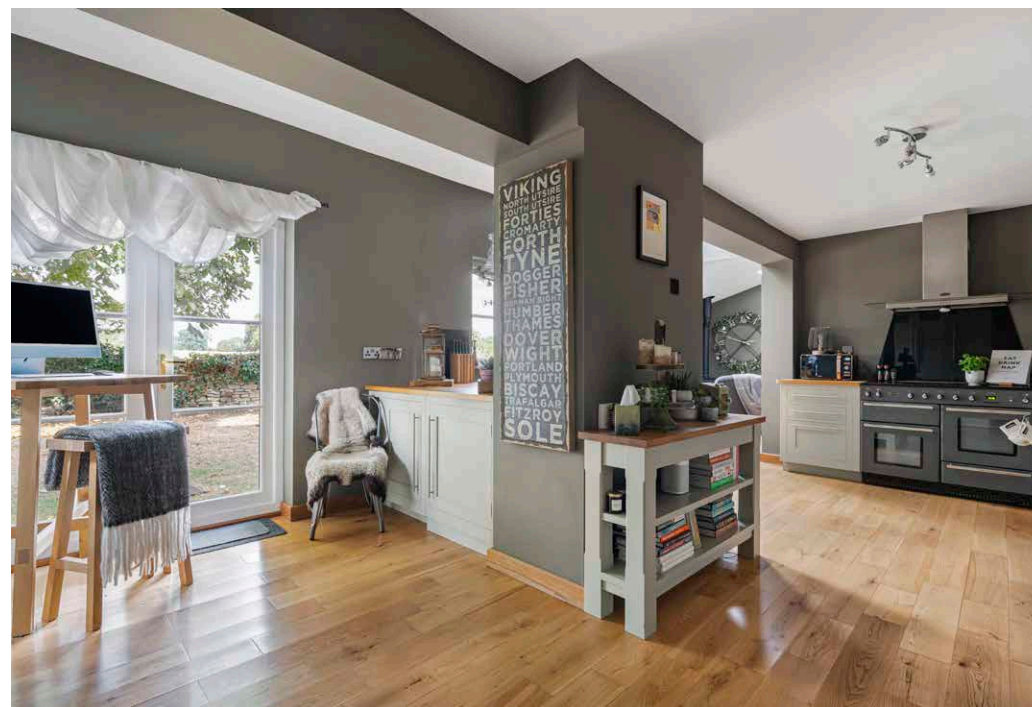
### The Property

This impressive home enjoys a prime position in the heart of Biddestone, backing onto open fields and countryside. Extending to approximately 3,380 sq ft within the main residence, together with a further 778 sq ft of versatile studio accommodation (Little Orchard), the property provides an outstanding balance of formal reception space, family living and flexible work-from-home opportunities.

The house is approached via a private lane, enjoying both a secluded setting and wonderful gardens. The welcoming entrance hall sets the tone for the property, with access to the principal rooms. The L-shaped sitting room is a light and inviting space with a feature fireplace, inset wood burner, quality wooden flooring and direct access to the gardens. The formal dining room is well proportioned and enjoys attractive garden views, while the family/music room, with its vaulted ceiling, provides a striking and versatile addition to the living space.

At the heart of the home lies the kitchen/breakfast room. Fitted with bespoke cabinetry, wooden worksurfaces and integrated appliances, it combines functionality with charm. A snug area, complete with wood burner and French doors, creates an intimate family space, while vaulted ceilings add character and scale.

The first and second floors provide five beautifully appointed bedrooms. The principal suite occupies the entire second floor, creating a self-contained retreat with a striking gable end window enjoying open views, a luxurious en-suite shower room with twin basins, a feature roll-top bath within the bedroom, and a walk-in dressing room. The first floor offers four further bedrooms, one with an en-suite shower room, another with an en-suite bathroom, together with a well-appointed family bathroom.









### Little Orchard

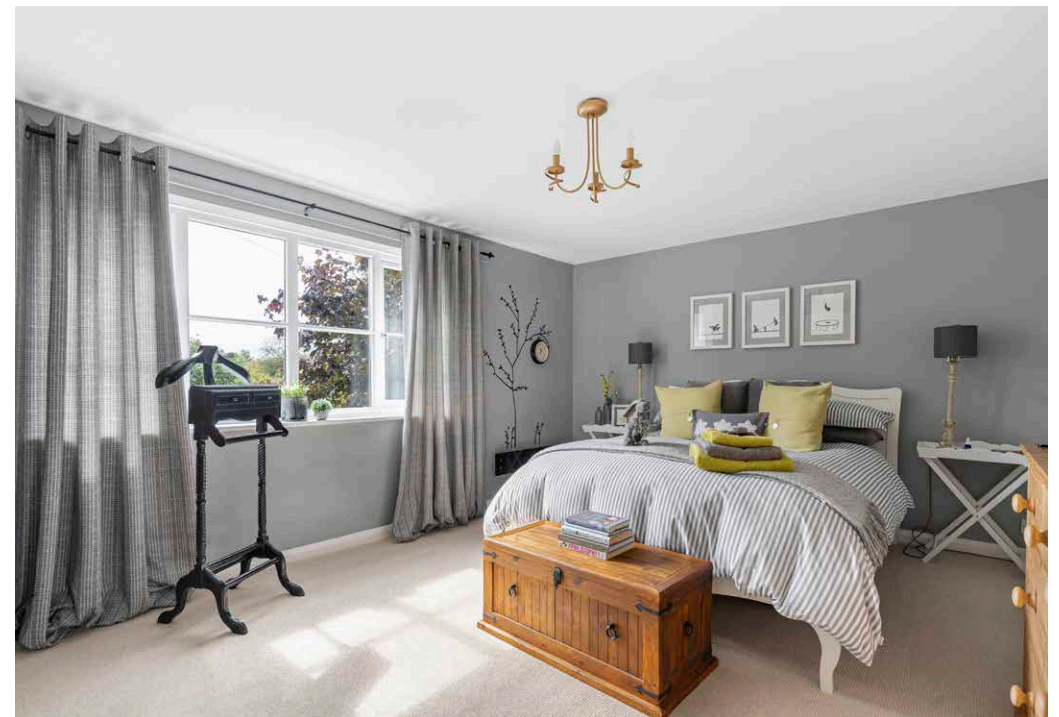
A superb addition to the main house, Little Orchard offers exceptional flexibility. The ground floor comprises a covered open parking area, a gym with bi-fold doors, rubber flooring and full-height mirrors, while the first floor provides a generous open-plan studio space with kitchenette and shower room — ideal as a home office, creative studio or guest accommodation. Overall this is a fantastic and practical complement to the main residence.

### Outside

Set behind electric gates, the property is approached via a sweeping gravel driveway and turning circle, providing ample parking. The gardens, extending to about 0.34 acres, are predominantly laid to lawn and benefit from a southerly aspect. Mature trees, deep flower beds and established hedging ensure privacy and seasonal colour. To the rear, a terrace offers a tranquil setting with uninterrupted views over neighbouring fields and farmland. The property further benefits from two EV charging points.

### Location

Biddestone is one of the most attractive villages in the South Cotswolds, set within an Area of Outstanding Natural Beauty. The unspoilt village comprises attractive Cotswold stone houses and cottages and community amenities include the White Horse pub, St Nicholas Church and an active village hall. There is a lively village calendar with events including an annual fete and bonfire, together with clubs for cricket, tennis and other pursuits. The house is well positioned for immediate access to delightful walks into the Bybrook Valley.



### Distances (approx.)

- Biddestone Village Green – 0.2 miles
- Corsham – 3 miles
- Chippenham – 3 miles
- Castle Combe – 4 miles
- Bath – 12 miles
- Bristol – 25 miles
- M4 (Junction 17) – 6 miles
- Chippenham Station – 4 miles (London Paddington from approx. 70 minutes)
- Bristol Airport – 28 miles
- Heathrow Airport – 85 miles
- Central London – approx. 100 miles

### Nearby Schools

- Biddestone C of E Primary School
- The Corsham School (State Secondary)
- Hardenhuish School, Chippenham (State)
- Sheldon School, Chippenham (State)
- Stonar School (Independent)
- St Mary's Calne (Independent)



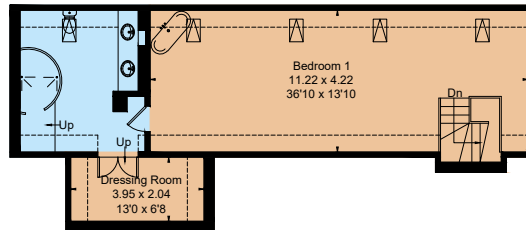








Approximate Floor Area = 314.7 sq m / 3387 sq ft  
 Annexe = 72.3 sq m / 778 sq ft  
 Total = 387.0 sq m / 4165 sq ft (Excluding Carport / Shed / Boiler Room)



Second Floor

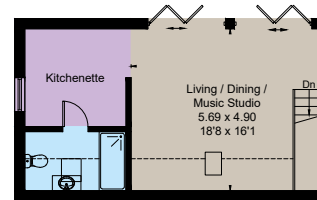
Reduced head height below 1.5m



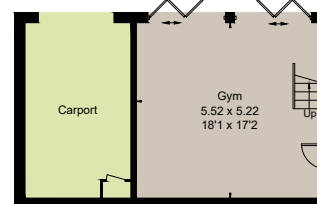
Ground Floor



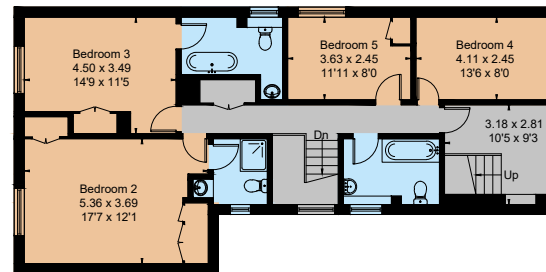
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Annexe - First Floor



Annexe - Ground Floor  
 (Not Shown In Actual Location / Orientation)



First Floor

## Floorplans

Main House internal area 3,387 ft (314.7 sq m)  
 For identification purposes only.

## Directions

what3words: ///anged.funky.bounty

## General

Local Authority: Wiltshire Council

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

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

Council Tax: Band G

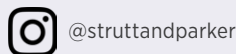
EPC Rating: C

## Cirencester

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