



## **Buckhill House**

### **Bowood Estate, Calne, Wiltshire, SN11 0LZ**

A picturesque house extending to 9 bedrooms, situation in a tranquil location within the gated grounds of the Bowood Estate



TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY  
AVAILABLE FROM LATE SEPTEMBER - EARLY OCTOBER 2021

Rent £4,100 per calendar month plus outgoings

The property is located within the gated grounds of Bowood, and enjoys easy access to Chippenham, Calne and Devizes, each with excellent facilities and communication links. Chippenham also has the benefit of a mainline railway station and access to J17 of the M4.

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For further information please contact the Property Manager at the Bowood Estate Office  
Tel: 01249 810953 | E-mail: [propertymanager@bowood.org](mailto:propertymanager@bowood.org)



## SITUATION AND DESCRIPTION

Buckhill House is an attractive and traditional three storey Estate property. The house benefits from generous ceiling heights in the reception rooms and the first floor bedrooms. The property retains a wealth of period features including sash windows, original fireplaces and cornicing, and is tastefully decorated throughout.

On the first floor there is a master bedroom suite with bathroom and dressing room, four further double bedrooms, a shower room and a bathroom. The top floor consists of four further bedrooms and a bathroom.

The property has the benefit of a large garden, tennis court, swimming pool, off road parking and significant storage.

The accommodation is arranged on two floors and comprises:

- Entrance Hall
- Library with adjoining study
- Dining Room
- Drawing Room
- Kitchen/breakfast room with Aga
- Utility Room
- Larder
- Downstairs Cloakroom
- Master bedroom suite
- 8 further bedrooms
- 3 further bathrooms
- Cellar
- Studio
- Heated outdoor swimming pool
- Tennis court
- Garage
- Outbuildings, stores and stables
- Gardens of approximately 3 acres
- Adjoining 4 acre paddock, available by separate negotiation



## GENERAL INFORMATION

ASSESSMENTS	Council Tax Band H EPC Rating F25
SERVICES	Mains electricity and water Private drainage/sewage connections Oil fired central heating throughout
TENURE	The property will be offered unfurnished on an Assured Shorthold Tenancy Agreement.
AUTHORITIES	Wiltshire Council, Monkton Park, Chippenham, Wiltshire, SN15 1ER Telephone: 01249 706111
VIEWINGS	Viewings strictly by appointment with the Bowood Estate Office. Please contact Property Manager: Telephone: 01249 810 953 E-mail: <a href="mailto:propertymanager@bowood.org">propertymanager@bowood.org</a>

## TENANCY COSTS

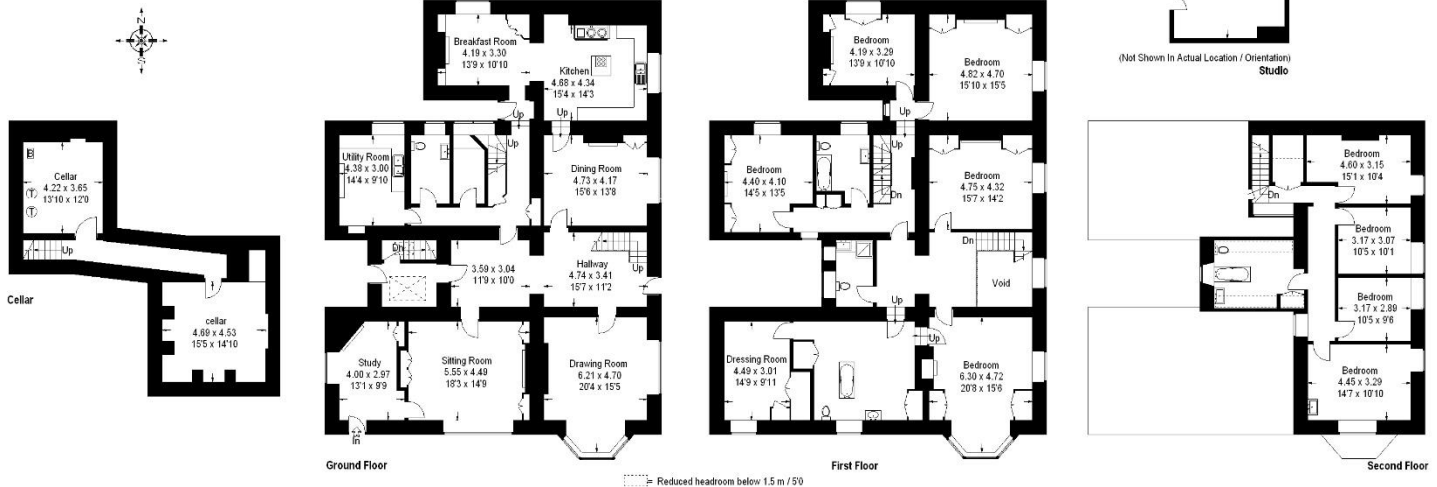
Rent:	£4,100 per calendar month payable in advance by standing order on the first day of each month.
Deposit:	£4,730.77 (being equivalent to five week's rent).

- Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied.
- Successful tenants should keep a copy of these particulars for future reference.
- Particulars prepared 12/08/2021.



### Buckhill House, Bowood Estate, Calne, SN11 0LZ

Approximate Gross Internal Area (Excluding Void) = 528 sq m / 5683 sq ft  
 Cellar = 51 sq m / 549 sq ft  
 Studio = 29 sq m / 312 sq ft  
 Total = 608 sq m / 6544 sq ft

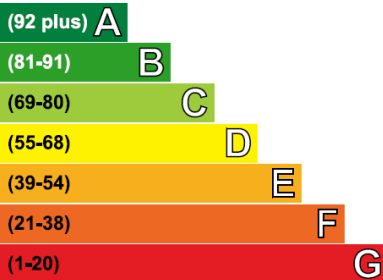


FLOORPLAN © 2013 0845 6344080 Ref 115459  
 This plan is for general guidance only. It is drawn to scale unless stated. Windows & door openings are approximate. 90% of every care is taken in the preparation of this plan. Please check all dimensions, spaces & overall layout before making any decisions about the property.

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
25	75

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.