





## BIDDESTONE SAW MILLS, CHALLOWS LANE, BIDDESTONE, CHIPPENHAM, SN14 7DT

- Bath 9 miles
- Bristol 15 miles
- M4 (J18) 5 miles
- London Paddington from 75 minutes from Chippenham Station

Reception hall • Open plan kitchen/living room • Three further reception rooms • Two/three bedrooms • Bathroom • Shower room • Large vaulted ceiling industrial/business area • Garaging • Storage/office area • Gardens and grounds of approximately 1.6 acres  
EPC rating B

### DESCRIPTION

This is a unique opportunity, offering a mix of residential and business usage with huge flexibility and set in an excellent position, on the edge of this desirable village, backing onto open fields.

One side of this substantial building is arranged as a home with recently converted accommodation over two floors, providing a blank canvas ready for someone to put their own decorative stamp on. Whilst the open plan work space extends to the other side, with secure gated access at the far side of the building with a large outside parking and storage area.

The property is a mix of block and steel construction, the residential side having been wood clad, with large windows and double doors opening onto a level garden area facing south west to attract the sun. There is underfloor heating throughout the ground floor living accommodation and upstairs is fully carpeted.

The front drive leads around to a parking area to the front of the residential accommodation, as well as access to the large two bay garaging area.

**A MIXED USE PROPERTY IN AN EXCELLENT EDGE OF VILLAGE POSITION, SET IN APPROXIMATELY 1.6 ACRES**







## SITUATION

Biddestone is a charming, peaceful village with attractive, traditional Cotswold Stone houses and cottages centred around the village green with a duck pond and two public houses. The nearby towns of Corsham, Chippenham and Bath provide very good local shopping and Bristol and Cirencester are close by. Biddestone is well located for communications; it is about 5 miles from junction 17 of the M4 motorway and there is a regular train service to London from Chippenham, taking about 80 minutes. Sporting activities in the village include very active tennis and cricket clubs and within the general area include hunting with the Beaufort, Polo at Westonbirt, racing at Cheltenham, Bath and Newbury, and golf at Chippenham, Castle Combe, Bowood, The Park and Lansdown. Schooling in the area is excellent and includes Westonbirt, St. Marys Calne, Stonar, Dauntsey's, Heywood School, and the Bath schools that cover all ages.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Planning:** Mixed use permissions for live/work.

**Services:** Air source heating and solar panels. Private drainage. Mains water and electricity. Underfloor heating throughout living accommodation.

**Viewing:** Strictly by appointment with Carter Jonas.

**Directions:** From Bath proceed along the A4 London Road towards Chippenham, pass through Box and having passed signs for Corsham, take the left hand turning signposted for Biddestone. Come into the village and pass the pub and duck pond on the left and take the left fork into The Butts. After a short distance take the right fork into Challows Lane and the property is on the right hand side of the lane.





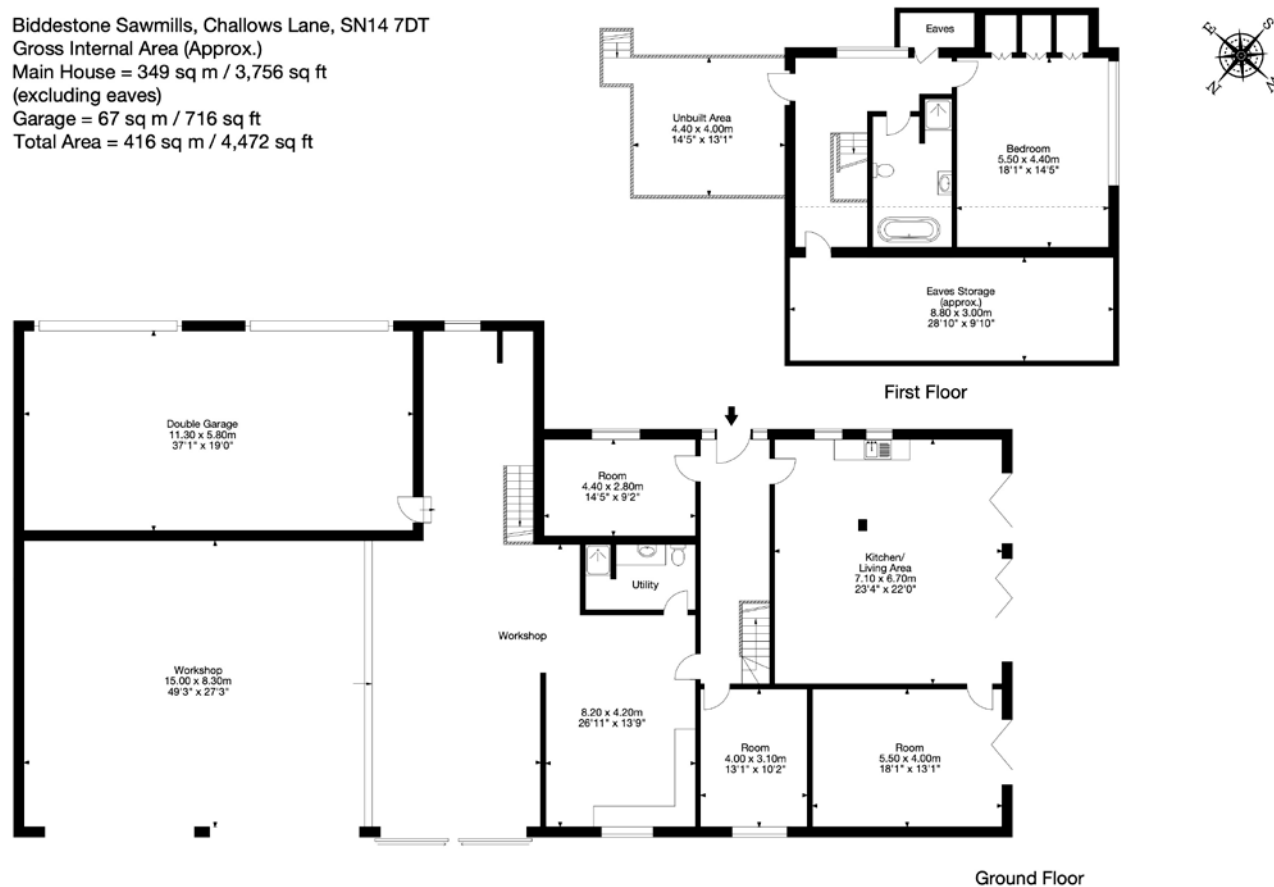
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Gross Internal Area (Approx.)

Main House = 349 sq m / 3,756 sq ft  
(excluding eaves)

Garage = 67 sq m / 716 sq ft

Total Area = 416 sq m / 4,472 sq ft



Capture Property Marketing 2023. Drawn to RICS guidelines.  
All measurements are approximate and should not be relied on as a statement of fact.  
Plan is for illustration purposes only. Not drawn to scale.

**Capture.**

**Bath 01225 747250**

bath@carterjonas.co.uk

5-6 Wood Street, Bath, BA1 2JQ

**carterjonas.co.uk**

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