



**WESTBROOK, BROMHAM  
WILTSHIRE**

**Carter Jonas**

# **SLOPERTON COTTAGE, 157 WESTBROOK, BROMHAM, WILTSHIRE, SN15 2ED**

**A SUBSTANTIAL SIX BEDROOM COUNTRY HOUSE WITH GLORIOUS GARDENS,  
PADDOCK AND A ONE BEDROOM ANNEXE.**

## **KEY FEATURES**

- Charming country house
- Wonderful proportions
- Grade II Listed
- Six Bedrooms
- Four bathrooms (three ensuite)
- Three Reception Rooms
- Outbuildings including garage and one bedroom annexe
- Wonderful Walled Garden
- Paddock
- In all about 4.77 acres



## **SITUATION**

The property is situated in the hamlet of Westbrook which lies on the edge of the thriving village of Bromham; a village between the market towns of Devizes, Chippenham and Melksham. The larger centres of Bath and Swindon are all within easy motoring distance. Good road communications provide easy access to the M4 for London and the West Country with main line rail services available from Chippenham (Paddington about 75 mins). There is an excellent choice of both state and private schooling in the region and those with an interest in country and leisure pursuits are well catered for in the area.

Local amenities in Bromham itself include a butcher/village store, a farm shop, a primary school, a church and a noted inn The Greyhound. The excellent Westbrook Inn is within 500 yards.

## DESCRIPTION

Sloperton Cottage is an impressive six-bedroom family house located in the hamlet of Westbrook on the edge of the popular village of Bromham.

The house was built in the early 19th Century and at 4274 square feet, this really is a complete country house with a wealth of accommodation throughout and perfectly set up for modern day family life.

The principal reception rooms lead from the welcoming entrance hall, befitting of a house of this grandeur. These include the large, well-proportioned drawing room with open fireplace, dining room, snug/sitting room and fabulous orangery from where you can enjoy views out over the garden. The modern and stylish kitchen/breakfast room is centred around a large island and is fully fitted benefitting from an abundance of inbuilt storage and leads through to the handy utility room.

The boot room is situated off the back hall and is ideal in the winter months when dealing with muddy boots and muddy paws. There is also an impressive wine cellar which is accessed off the large downstairs cloakroom.

Heading upstairs, the main bedroom enjoys a stunning barrel-vaulted ceiling and is believed to have been used as a study by the renowned Irish poet Thomas Moore, an associate of Byron and Shelley, who lived in the house for over 30 years.

The two main guest bedrooms both have ensuite shower rooms, and the three further double bedrooms are served by the well-appointed family bathroom.

## OUTSIDE

The house is approached by a gravel driveway leading to an area offering ample car parking. A particular feature of this super home are the beautifully maintained garden and grounds. The private walled garden features stunning flower borders and a great array of specimen trees and shrubs. The rear terrace, accessed off the snug and orangery, provides the ideal spot to relax and for outdoor entertaining. There is a summer house with a sauna, and a charming hut with a central fire pit. To the rear of the garden is a level c3.5-acre field which is divided into three paddocks. This offers a wealth of options, and the owners have created a kitchen garden in one of these to grow a great variety of flowers and vegetables.

A range of outbuildings provide excellent garaging and storage space together with a one-bedroom annexe which offers excellent overflow accommodation or home office.

In all the property extends to about 4.77 acres.





## SERVICES & MATERIAL INFORMATION

- Freehold
- Oil fired central heating, Mains water, electricity and drainage.
- Council tax band: H
- Energy efficiency rating: E
- Local Authority: Wiltshire Council
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

**GUIDE PRICE** £1,500,000 subject to contract

**VIEWING ARRANGEMENTS:** By appointment with the Marlborough Office

**What3Words** - ///radio.footballers.retiring



# Westbrook, Bromham, Chippenham, SN15

Approximate Area = 4274 sq ft / 397 sq m (excludes store)

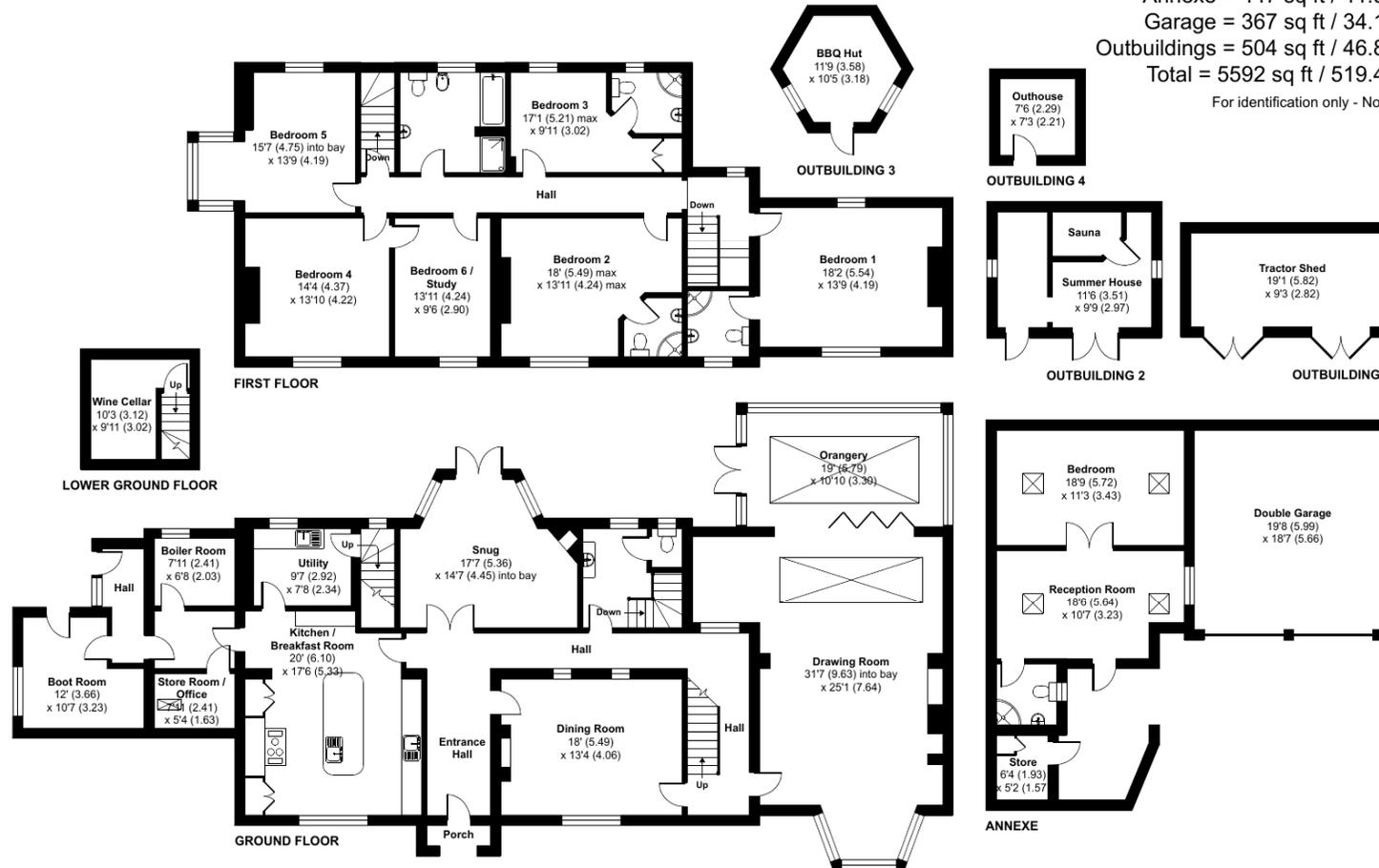
Annexe = 447 sq ft / 41.5 sq m

Garage = 367 sq ft / 34.1 sq m

Outbuildings = 504 sq ft / 46.8 sq m

Total = 5592 sq ft / 519.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Strakers. REF: 1174887

Exclusive UK affiliate of

**CHRISTIE'S**  
INTERNATIONAL REAL ESTATE

## IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on [carterjonas.co.uk](http://carterjonas.co.uk) or, (including off market properties) on the brochure or a separately available material information sheet. We would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us.

**Marlborough 01672 514 916**  
93 High Street, Marlborough, SN8 1HD

**carterjonas.co.uk**  
Offices throughout the UK

Classification L2 - Business