



Buckhill House

Bowood Estate, Calne, Wiltshire, SN11 0LZ

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



TO LET UNFURNISHED ON AN ASSURED SHORTHOLD TENANCY

Rent £4,400 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.

For further information please contact the Property Manager at the Bowood Estate Office
Tel: 01249 810953 | E-mail: 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 three 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 F36

SERVICES

Mains electricity and water
Private drainage/sewage connections
Oil fired central heating throughout

TENURE

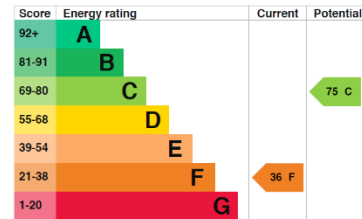
The property will be offered unfurnished on an Assured Shorthold Tenancy Agreement.

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: propertymanager@bowood.org



TENANCY COSTS

Rent:

£4,400 per calendar month payable in advance by standing order on the first day of each month.

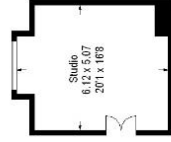
Deposit:

£5,076 (being equivalent to five week's rent).

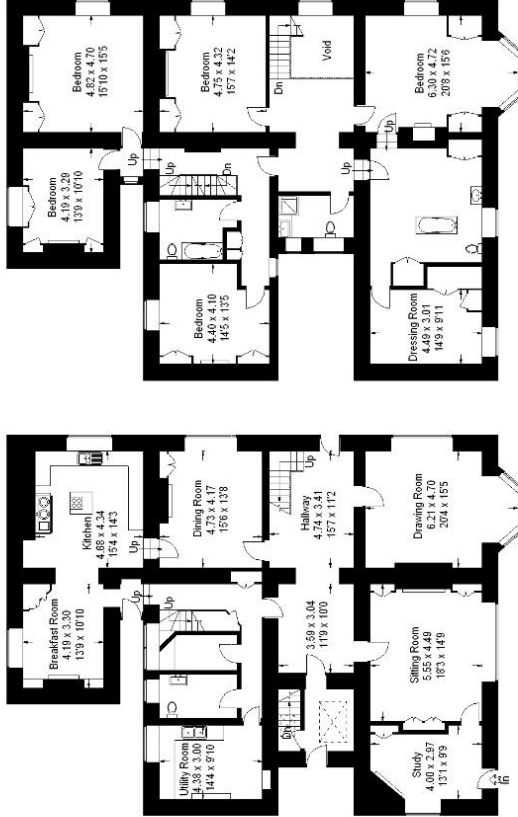
Every care has been taken to ensure that these particulars are correct, but parties must satisfy themselves as to the accuracy of all statements. No warranty is intended or implied. Successful tenants should keep a copy of these particulars for future reference. Particulars prepared 15/07/2025.

Buckhill House, Bowood Estate, Calne, SN11 0LZ

Approximate Gross Internal Area (Excluding Void) = 528 sq m / 5683 sq ft
 Cellar = 11 sq m / 119 sq ft
 Studio = 29 sq m / 312 sq ft
 Total = 668 sq m / 7214 sq ft



(Not Shown In Actual Location / Orientation)
Studio

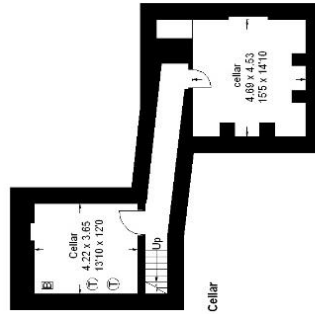


First Floor

Reduced headroom below 1.5 m / 5 ft

This plan is for Bowood Estate only. It is not to be used for any other purpose. The dimensions are approximate. While every care is taken in the preparation of this plan, please note that dimensions are subject to change without notice. It is recommended that you consult the architect for more information.

ROOPPLAID © 2015. 0000 000000 Ref: 10409



Cellar



Second Floor

