



**The Old Rectory, Burton, Chippenham, Wiltshire, SN14 7LS**



Substantial former Rectory  
Significantly upgraded and meticulously renovated  
Stunning accommodation with superb proportions  
and ceiling height  
6 bedrooms, 5 bathrooms  
4 reception rooms  
Tom Howley bespoke kitchen  
Swimming pool with air-source heat pump  
Electric gated driveway and double garage  
Charming village setting close to amenities



01666 840 886  
jamespyle.co.uk



The Barn, Swan Barton, Sherston, Wiltshire, SN16 0LJ  
James Pyle Ltd trading as James Pyle & Co. Registered in England & Wales No: 08184953

**Guide Price: £3,500,000**

Approximately 5,120 sq.ft excluding garaging

‘Set within private grounds of 1.34 acres overlooking the adjoining parish church, this former Rectory has been thoroughly and significantly upgraded with utmost thought and attention to detail’

### The Property

The Old Rectory is an exceptional, stand-out country house occupying a delightful private position in the popular village of Burton adjoining the 13th Century parish church. Originally constructed in 1605 with a large later extension in 1873, the property exudes elegance, filled with natural light amplifying the superb room proportions and ceiling height. Over the last 5 years the current owners have carried out extensive works to significantly improve and upgrade the property. The finished result is a simply stunning turn-key home with impressive, stylish accommodation. A particularly notable feature is the attention taken to improve the property’s running costs and efficiency with a brand new gas heating system, underfloor heating, an air-source heat pump, solar panels, new sympathetic sash hardwood double glazed windows, and insulation.

The substantial accommodation extends to

around 5,120 sq.ft. spanning over three floors. The ground floor configuration accommodates four reception rooms and a kitchen/breakfast room. The beautiful handmade kitchen is bespoke fitted by Tom Howley arranged around a central large island and incorporating integrated units. Across the first floor there are four bedrooms, a fitted dressing room, and three bathroom facilities. Two further bedrooms with en-suites are located on the second floor. Throughout the accommodation there are wonderful views across the church spire and the surrounding grounds.

The Old Rectory sits centrally within a 1.34 acre plot screened by high walls and well-established trees. An in-and-out driveway is accessed by dual electric gates opening to a sweeping drive with a turning circle and parking in front of the garaging. The driveway is bound by steel edging complete with dusk-to-dawn external lighting. The new double garage is perfect the car enthusiast or



hobbyist, having been built to a residential specification with insulated walls, roof and epoxy flooring. The gardens wraparound the house combining lawns with formal landscaped areas. Arranged to benefit from the southerly facing aspect, the principal sun terrace incorporates the heated pool, timber raised decking, and a child’s play area.

In March 2022, planning permission was granted to construct a detached 2-bedroom annexe (reference: PL/2022/00187).

### Situation

The village of Burton lies on the southern tip of the Cotswolds and is in an area designated as being of Outstanding Natural Beauty close to the quintessential village of Castle Combe. The village comprises a variety of old cottages, farmhouses and larger country homes. The property is located within an easy short walk of the village amenities which include the popular public house/restaurant 'The Old

House at Home', the well-stocked farm shop with café, a play area and the parish church. There is a bus service to local schools conveniently close to the property while this vibrant community hosts an array of clubs and a monthly village newsletter. The village is surrounded by beautiful Cotswold countryside with an abundance of walking routes to enjoy and explore. In the neighbouring village of Acton Turville (0.5 mile) there is a convenient shop and post office as well as the Fox and Hounds pub. More comprehensive amenities can be found in the market town of Chippenham and the Georgian City of Bath both of which have main line rail links to London.

The property is well placed for access to major road links including the M4 (Junction 18) and the A46 both within just a 10-minute drive. The road networks provide excellent access to Bristol, Bath (both 25 minutes), London and the south-west.







### Additional Information

The property is Freehold. The heating system has been upgraded to LPG with underfloor heating throughout the ground floor and is app operated. There mains electricity with solar panels on a feed-in tariff. An air-source heat pump warms the pool. Mains drainage and water are connected. A CCTV system, remote intercoms access, and Cat-5 cabling are all installed. The property is not Listed. Superfast broadband is available and there are some limitations to mobile phone coverage. Information taken from the Ofcom mobile and broadband checker, please see the website for more information. Wiltshire Council Tax Band G.

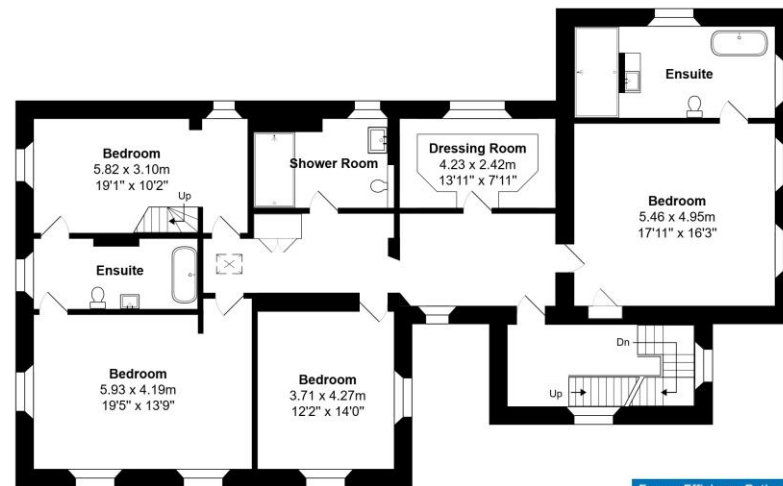
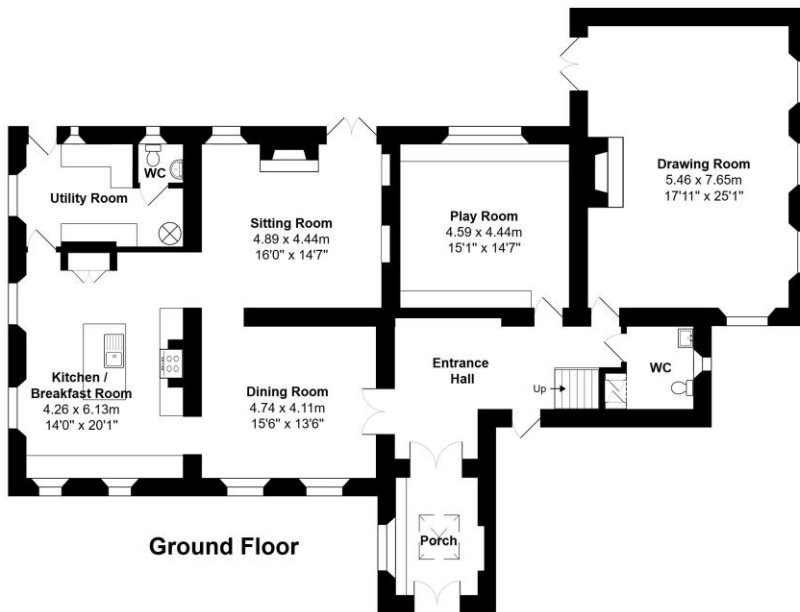
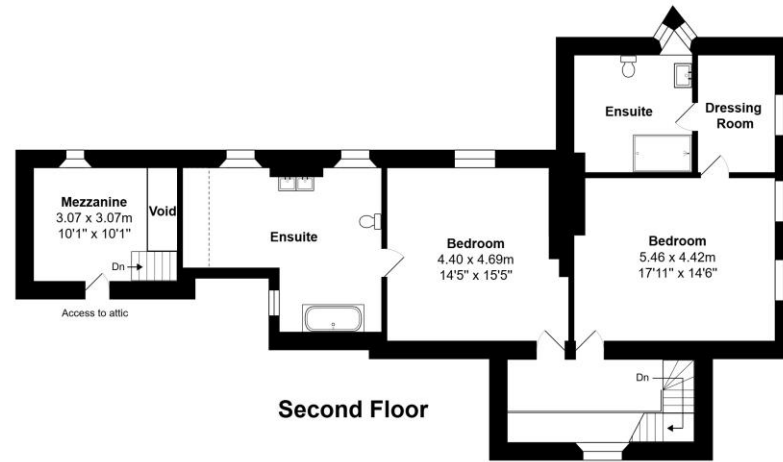
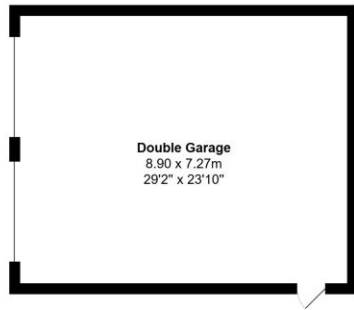
### Directions

From the M4 (Junction 18) follow signs for Tormarton, Acton Turville and then Burton. On approaching the village, pass The Old House at Home pub and take the next right into Nettleton Road and immediately bear right into Church Hill. The entrance to The Old Rectory is located on the right hand side up the hill. Postcode SN14 7LS. What3words: ///player.bookmark.prop









Total Area: 475.6 m<sup>2</sup> ... 5120 ft<sup>2</sup> (excluding double garage)

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	55	64
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

James Pyle Holdings Ltd and any parties they are acting for hereby give notice that these details are for guidance only and cannot guarantee accuracy of any description, dimension, condition or any required permission for occupation and use. It is not company policy to test any services or appliances in properties offered for sale and these should be verified by the purchaser's solicitors. James Pyle Holdings Ltd will not be liable for any loss arising from the use of these details. No responsibility is taken for any errors, omissions or misstatements within these particulars. It should not be assumed that the property has all the necessary planning, building regulation or other consents. These particulars do not form any part of any offer or contract and must not be relied upon as statements or representations of fact. James Pyle & Co is a trading name of James Pyle Holdings Ltd, registered in England & Wales. Registered number 10927906

COTSWOLD & COUNTY (HEAD OFFICE)

The Barn, Swan Barton, Sherston SN16 0LJ

01666 840 886 or 01452 812 054

LONDON (ASSOCIATE OFFICE)

121 Park Lane, Mayfair W1k 7AG

0207 0791 577