



THICKWOOD HOUSE
Colerne

Carter Jonas

**THICKWOOD HOUSE,
THICKWOOD LANE,
COLERNE, WILTSHIRE,
SN14 8BN**

**A HANDSOME GRADE II LISTED JACOBEBAN MANOR HOUSE,
WITH EXCELLENT OUTBUILDINGS, AND SELF-CONTAINED SEMI-
DETACHED COTTAGES, ALL WITHIN AN ATTRACTIVE RURAL SETTING.
APPROXIMATELY 4 ACRES.**

- Corsham 3.5 miles
- Chippenham 7 miles
- Bath 8.5 miles
- Bristol International Airport 27 miles

LOT 1 "Thickwood House"

Ground Floor: Entrance hall • Sitting room • Dining room • Kitchen • Pantry • China room • Large cellar • Study • Shower room/W.C

First Floor: Principal bedroom with dressing room and en suite bathroom • Three further double bedrooms • Family bathroom

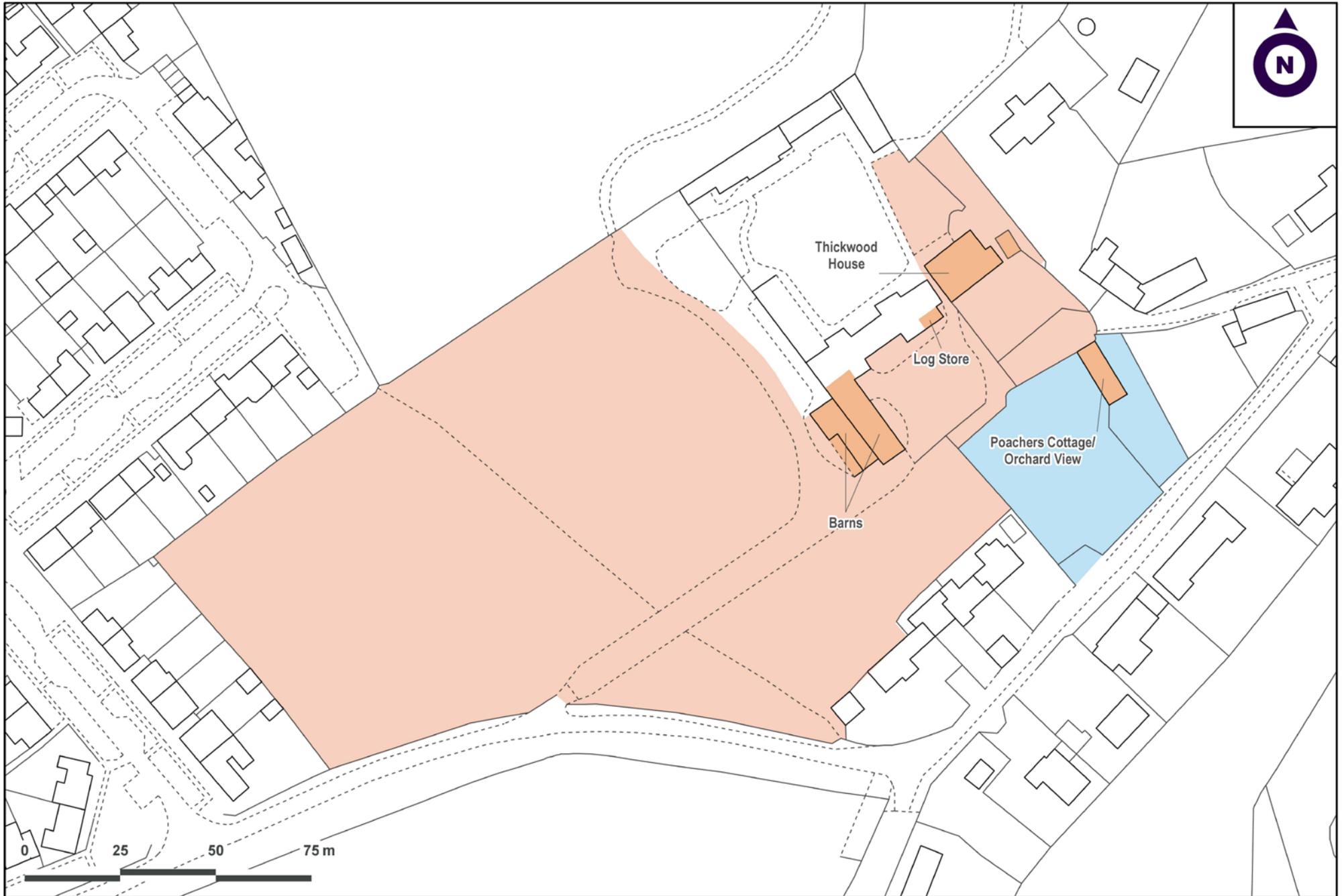
Second Floor: Two double bedrooms • Shower room

Gardens • Lawns • Water garden • Orchard • Paddocks

LOT 2 "Poachers Cottage & Orchard View Cottage"

One bedroom with en suite bathroom • Kitchen • Sitting room • Garden • Parking









LOT 1 - THICKWOOD HOUSE

Dating back to 17th Century, Thickwood House is a handsome Grade II listed family house built of traditional Cotswold stone under a stone tiled roof. The approach is up an attractive chestnut lined drive, and the house is south facing with views across the beautiful gardens and countryside beyond.

Inside, the layout and proportions ensure Thickwood House is the perfect family home, with a wealth of period features throughout including original flagstone floors, sash windows, shutters, stone fireplaces and wooden flooring.

There is a pleasing flow throughout. The ground floor comprises an elegant entrance hall, sitting room and dining room at the front of the house and the kitchen, pantry and study at the rear. The principal bedroom enjoys rural views, en suite bathroom and separate dressing room. There are a further five guest bedrooms, a family bathroom and a shower room over the first and second floors.

Thickwood House is a house filled with original character and style. It is blessed by an abundance of natural light throughout and has a delightful welcoming feel.



The south-facing gardens are a delight and complement Thickwood House perfectly. There is an abundance of mature trees, lawns, lavender, rose arches and rich herbaceous borders, all of which have been cleverly planted to provide colour and interest throughout the seasons.

There are a number of sheltered spots to enjoy throughout the day. Beyond the front gardens is a charming orchard, water garden and the cottage gardens. Thickwood House also enjoys an extensive array of stone outbuildings including a stable barn and a pavilion.

Metal double gates lead over a cattle grid to the drive leading to the property, either side of which are two large paddocks with a footpath leading from one side to the other.

Thickwood Lane, SN14

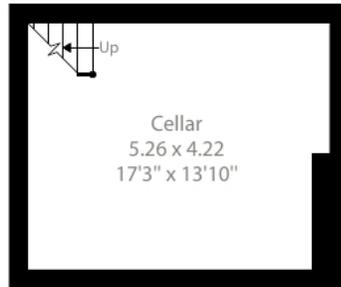
Approximate Area = 4248 sq ft / 394.6 sq m

Annexe = 823 sq ft / 76.4 sq m

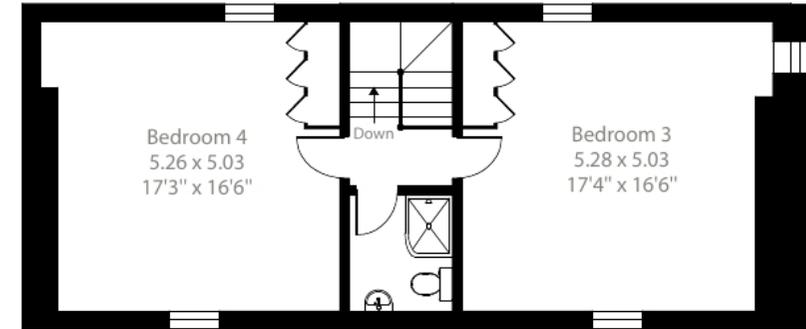
Outbuildings = 3471 sq ft / 322.4 sq m

Total = 8542 sq ft / 793.5 sq m

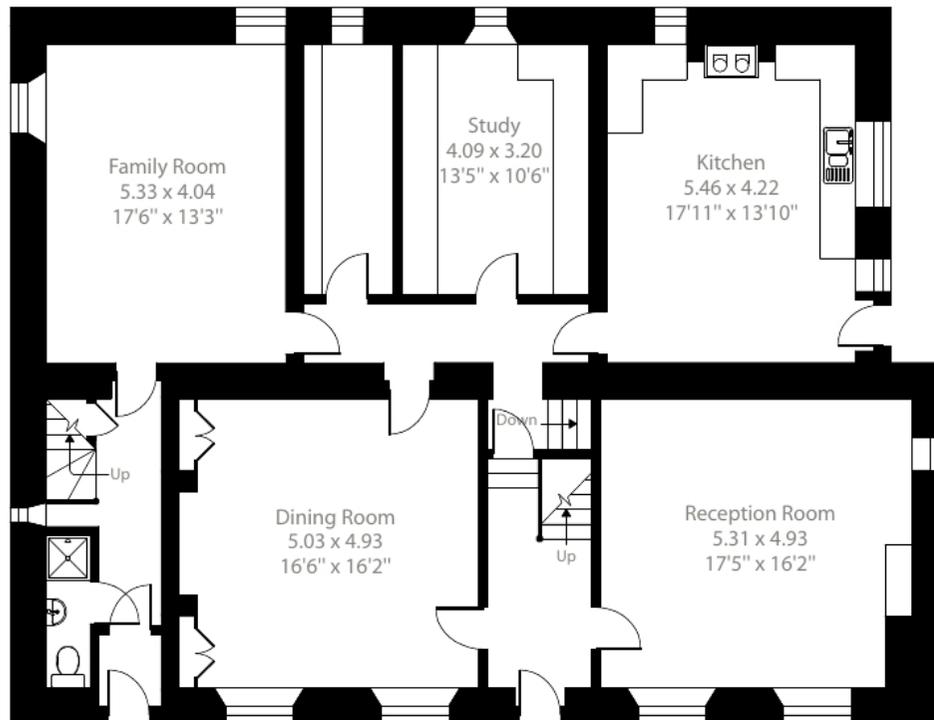
For identification only - Not to scale



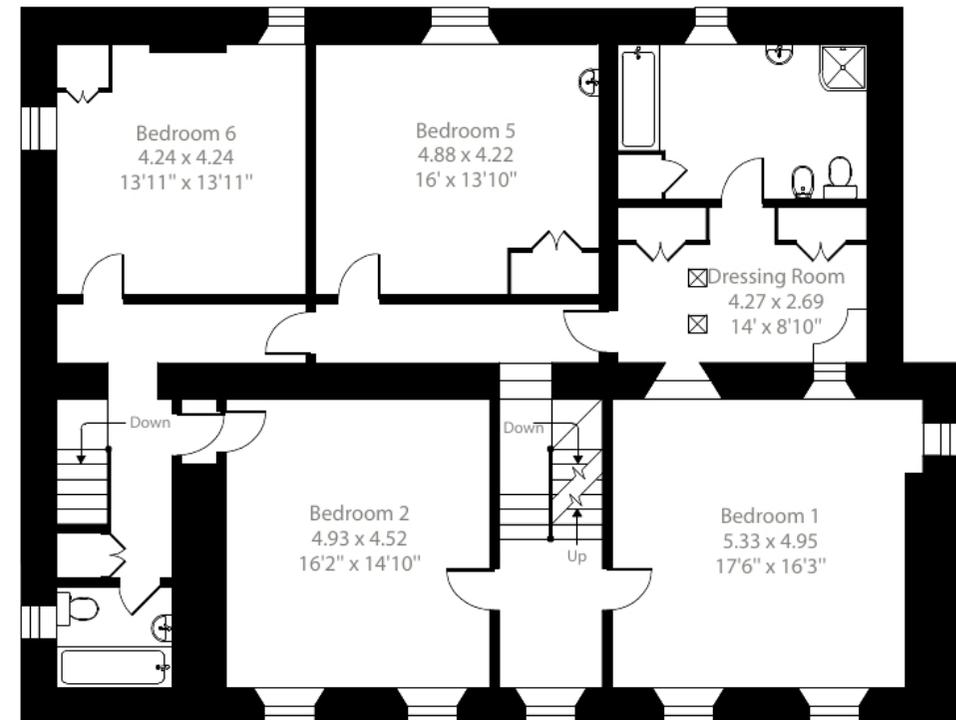
Lower Ground Floor



Second Floor



Ground Floor



First Floor

LOT 2 - POACHERS COTTAGE & ORCHARD VIEW

There are two self-contained cottages which have been sympathetically converted from a Cotswold stone byre and retain many traditional features. They are both well-presented and offer excellent flexible ancillary accommodation.



ADDITIONAL INFORMATION

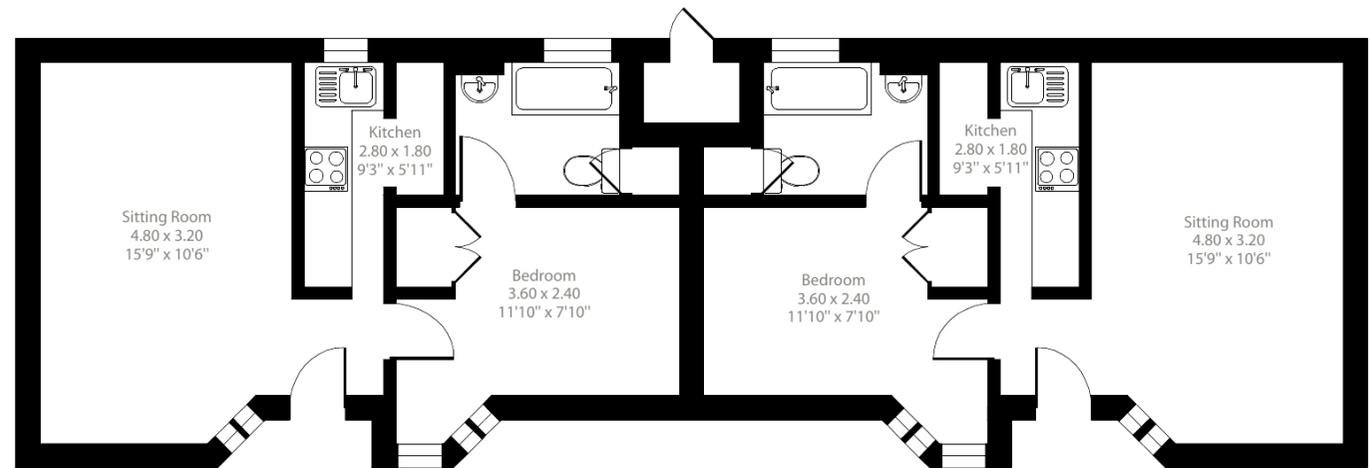
Tenure: Freehold

Services: Thickwood House & Cottages – Gas fired central heating, mains water, electricity and drainage. Water softener and gas fired AGA in the house.

Local Authority: Wiltshire Council

EPC Band: Thickwood House - E / Orchard View - D / Poachers Cottage - D

Viewing: Strictly by appointment with Carter Jonas



Poachers Cottage

Orchard View



Thickwood Lane, SN14

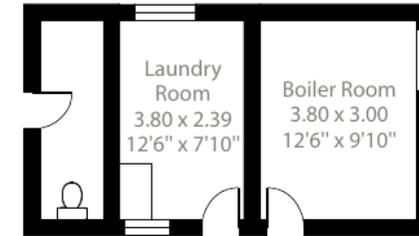
Approximate Area = 4248 sq ft / 394.6 sq m

Annexe = 823 sq ft / 76.4 sq m

Outbuildings = 3471 sq ft / 322.4 sq m

Total = 8542 sq ft / 793.5 sq m

For identification only - Not to scale

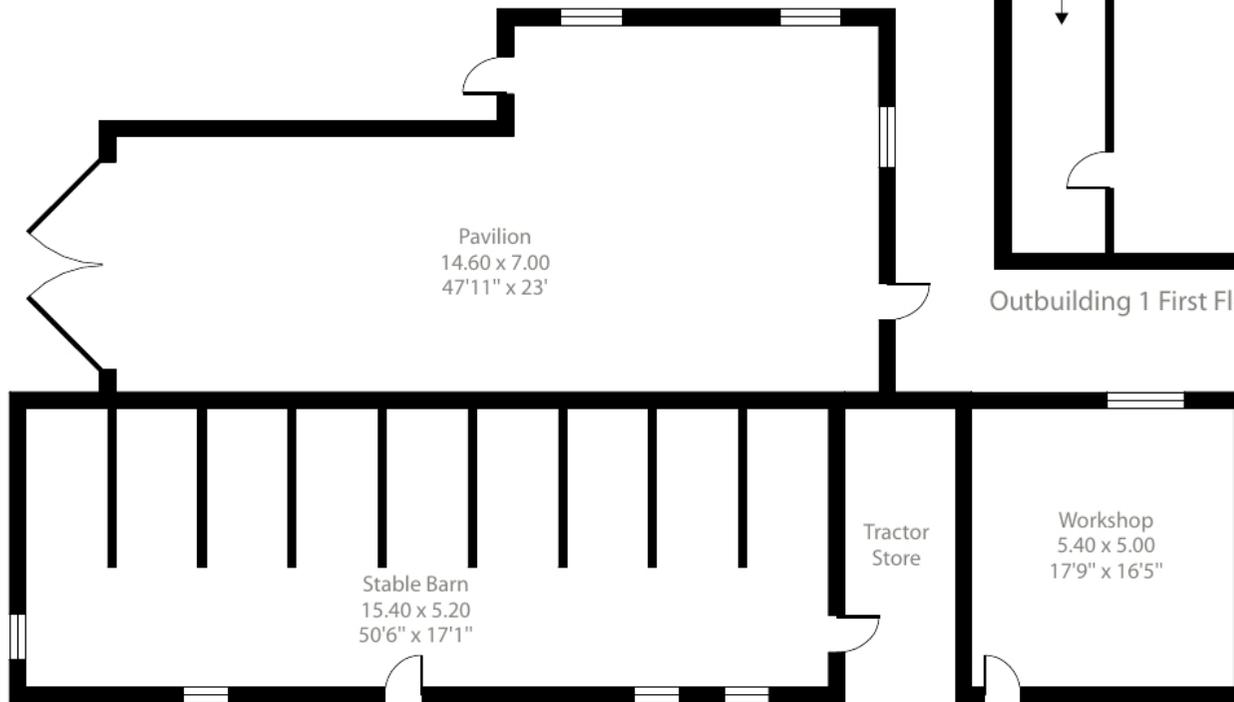


Outbuilding 2

Pigeon Loft
5.20 x 1.80
17'1" x 5'11"



Outbuilding 1 First Floor



Outbuilding 1 Ground Floor



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Carter Jonas. REF: 1165389



Bath 01225 747250

bath@carterjonas.co.uk
5-6 Wood Street, Bath, BA1 2JQ

carterjonas.co.uk

Offices throughout the UK

Bristol 0117 922 1222

bristol.rural-group@carterjonas.co.uk
St Catherine's Court, Berkeley Place,
Bristol, BS8 1BQ

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 of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.