



**3 KINGSDOWN HOUSE**  
Kingsdown, Wiltshire

Carter Jonas

# 3 KINGSDOWN HOUSE, KINGSDOWN, WILTSHIRE, SN13 8AX

Entrance hall • Kitchen/breakfast room • Dining/sitting room • Living room • Four bedrooms • Two bathrooms • Two cloakrooms • Terraced rear gardens • Attached garage

## DESCRIPTION

This utterly unique Grade II listed, detached property sits in a sought after semi rural location between Bath and Box, spread over three floors with flexible accommodation, beautiful grounds and breathtaking views across the Bybrook Valley.

Once part of Kingsdown House with an illustrious 300 year history the property is being brought back to life by the current owners, including preliminary discussions with an architect. The spacious entrance hall with unusual mosaic floor opens to the garage, a cloakroom and generous kitchen with SMEG range cooker leading through to the light-filled dining room overlooking and with access to the gardens.

On the first floor the stunning main living room takes your breath away with uninterrupted triple aspect views across the grounds and surrounding countryside, with a fourth bedroom/office option, bathroom and separate cloakroom.

An elegant staircase leads up to the second floor with high ceilings throughout adding grandeur to the large 'statement' landing and three bedrooms, the principle of which enjoying yet loftier amazing views, plus bathroom.

Outside has the distinct 'air' of glorious grounds from a bygone era with the beautiful gardens on three levels bordered by mature trees and a large single garage attached to the side. With floorboards, arched windows, fireplaces and cornicing, this magical family home makes the absolute most of its' stature and enviable location.

**NB: private access not suitable for drive-bys.**

**A TRULY REMARKABLE 4 BEDROOM, THREE STOREY GEORGIAN PROPERTY IN A SEMI RURAL LOCATION WITH LOFTY PROPORTIONS, BEAUTIFUL WINDOWS, SPECTACULAR VIEWS ACROSS THE BYBROOK VALLEY, GENEROUS GARDENS, PERIOD FEATURES THROUGHOUT AND GARAGE/PARKING. SOME UPDATING REQUIRED.**





## SITUATION

Kingsdown is a rural hamlet positioned in The Cotswold Area of Outstanding Natural Beauty and Green Belt, located between the village of Bathford and the market town of Corsham.

The world heritage city of Bath is only a 15 minute drive away, and Chippenham is only 9 miles with its mainline rail link to London Paddington from 75 minutes. Kingsdown has The Swan Inn and a well-regarded golf course and driving range. There are also a wonderful selection of village pubs in neighbouring Box, Monkton Farleigh and Bathford for those who enjoy country walks ending at a pub.

Corsham has all one's day to day amenities, whilst Bath is famous for its architecture, historic origins and stunning setting in the south of the Cotswolds. Schooling in the area is excellent with a primary school in Bathford ('Outstanding' Ofsted rating) and also Box ('Good' Ofsted rating), with a further selection of public and private schools in Bath and Chippenham.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** All mains services are connected

**Local Authority:** Wiltshire Council

**Council Tax:** Band E

**EPC:** Band E

**Viewings:** Strictly by appointment with Carter Jonas



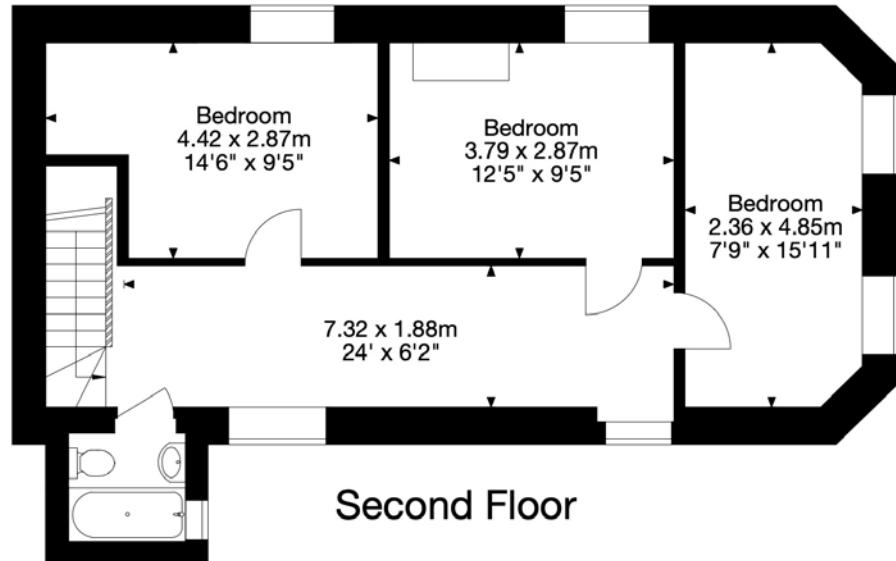
3 Kingsdown House, Kingsdown, Corsham, SN13 8AX

Gross Internal Area (Approx.)

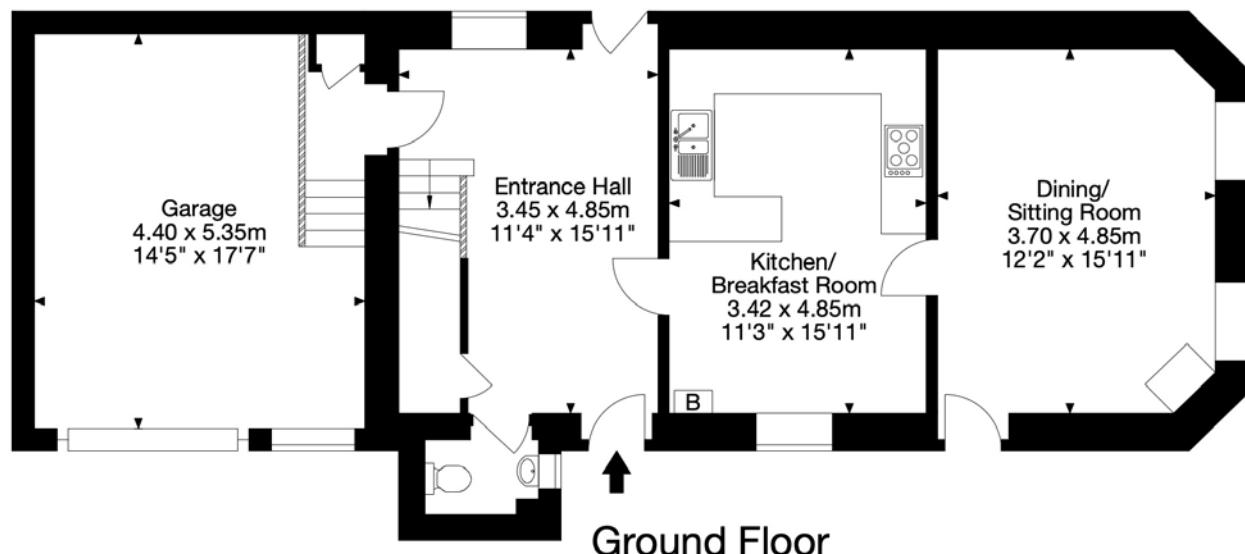
Main House = 164 sq m / 1,772 sq ft

Garage = 23 sq m / 253 sq ft

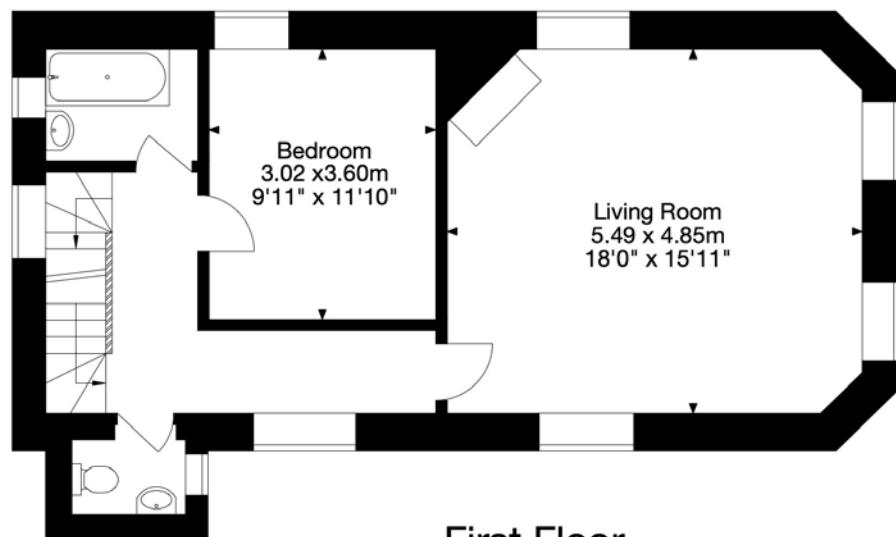
Total Area = 187 sq m / 2,025 sq ft



Second Floor



Ground Floor



First Floor

Capture Property Marketing 2025. Drawn to RICS guidelines. Not drawn to scale.  
Plan is for illustration purposes only. All features, door openings, and window locations are approximate.  
All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



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