



BATH AND RURAL  
— ESTATE AGENTS —

**The Former Vicarage**  
High Street | Seend | Wiltshire | SN12 6NR



# The Former Vicarage

Nestled in the heart of the picturesque Wiltshire village of Seend, this elegant Victorian home, framed by immaculate walled gardens, is a must-see gem. Rich in history, it was originally built circa 1871 as the vicarage for the nearby Holy Cross Church.

- Delightful former vicarage
- Four bedrooms (two en-suite)
- Family bathroom
- Gardens
- Garage

Sold in 2015 and thoughtfully refurbished, the house retains an abundance of character, with striking original features throughout – including a charming Grade II listed garden gate.

'Seend itself contains many different and interesting houses and architectural styles and this property appealed to us for the size and proportions of the rooms, making it a wonderful house for entertaining family and friends. It also has a striking, well-balanced aspect from the walled garden, offering a good degree of privacy despite its central village location,' say the owners. They add, 'train connections from Chippenham – a 20-minute drive away – to London are excellent and one can be at Paddington Station in an hour.'

With a traditional layout, the ground floor includes a kitchen with a large island along with a dining room, drawing room, snug, utility area and a handy boot room. Upstairs, the first floor boasts four double bedrooms, two with en suite shower rooms, as well as a family bathroom.

'We love the bright, spacious living room that opens to the patio and garden, and the kitchen island where everyone gathers with drinks and nibbles. The chandelier-lit hallway, cosy snug with a wood burner, and warm boot room keep everything – and everyone – comfortable, especially after long walks with the dogs.'















‘The beautiful French windows in the living room, which still contain their original glass, are featured in a book on the history of Seend. This space is an oasis of calm linked to the garden, with beautiful floorboards and shutters on the French windows, and a working open fireplace to stay warm in winter.’

‘The house is attached to another smaller property, but to all intents and purposes it feels like a detached property.’

‘The walled garden offers privacy and day-long sunshine in summer, with lavender beds that are wonderfully low-maintenance yet beautiful in full bloom. We love eating breakfast, lunch, and supper out on the patio during the warmer months, and there’s a lovely suntrap at the far end where the afternoon sun sets.’

‘The neighbours are friendly, and the local area offers great amenities, including an active tennis club, nearby gyms in Devizes and Melksham, and a good variety of walks and local pubs.’



## ADDITIONAL INFORMATION

**TENURE:** Freehold

**SERVICES:** Mains electric, water, drainage and sewerage. Oil heating.

**COUNCIL TAX:** Band G

**LOCAL AUTHORITY:** Banes

**EPC RATING:** E

These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







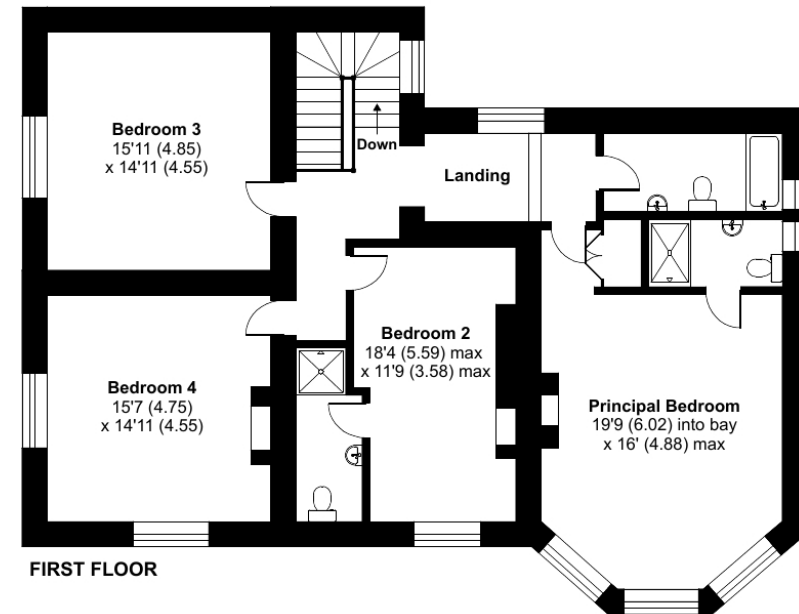
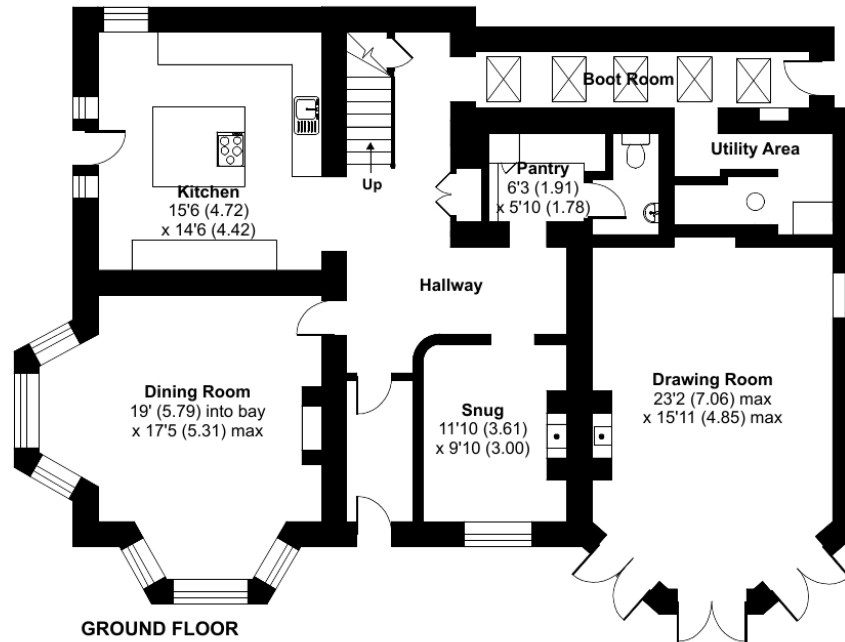
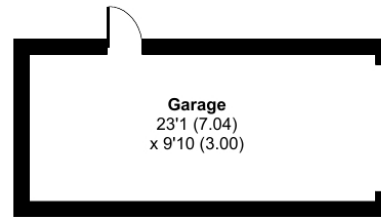
# The Former Vicarage High Street, Seend, Melksham, SN12

Approximate Area = 3154 sq ft / 293 sq m

Garage = 227 sq ft / 21 sq m

Total = 3381 sq ft / 314 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Fine & Country Homes of Bath Ltd.. REF: 1255701

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