



BOREHAM GRANGE

Warminster



A HOME WITH A STORY TO TELL

"We walked through the front door, got as far as the entrance hall and simply knew this was home."

Known locally as 'The Grange', this remarkable country house has stood quietly at the end of Grange Lane since 1556.

What surprises most visitors isn't simply the scale, but the warmth. Despite its age and grandeur, Boreham Grange feels welcoming and comfortable. It is a house designed as much for everyday family life as it is for celebrating life's special moments.

Built for a wealthy local landowner and thoughtfully extended over the centuries, Boreham Grange has remained, above all else, a family home. Thanks to an unusual twist of fate, the house itself remains unlisted, allowing its remarkable period character to be enjoyed alongside carefully considered modern improvements. Today it offers over 7,000 sq ft of beautifully proportioned accommodation, where original stone mullion windows, high ceilings and centuries of character are complemented by the comforts of modern living.

The current owners say that they knew this was home for them as soon as they walked into the entrance hall. Nearly twenty years later, they still describe it as warm, welcoming and surprisingly cosy. It's a house that wraps itself around family life just as easily as it hosts Christmas celebrations, summer parties and weekends filled with friends.



A PRIVATE WORLD AT THE END OF THE LANE

Tucked away at the far end of a quiet no-through lane, Boreham Grange is one of just five homes occupying this particularly secluded setting, creating a wonderful sense of privacy and tranquillity.

Beyond the gates lies a house that feels wonderfully connected to its gardens yet quietly protected from the outside world, where the soundtrack is birdsong by day and owls after dark.

"The silence is extraordinary. At night we hear the owls... and nothing else."



SPACES DESIGNED FOR LIVING & ENTERTAINING



"Despite its age and size, it has always been the cosiest home we've ever known."

The reception hall immediately sets the tone and introduces the generous proportions that continue throughout the house.



THE MUSIC ROOM

One of the most impressive rooms in the house is the study and music room. With its exceptional proportions, floor-to-ceiling bespoke bookshelves and space for a grand piano, it is a room designed to be enjoyed.

Whether used as an inspiring workspace, a music room, an elegant reception room or simply somewhere to lose yourself in a good book, it is a space that adapts beautifully to modern family life while retaining all the character and presence expected of a house of this calibre.





COSY RETREATS

The sitting room has a wonderfully relaxed atmosphere, with its oak flooring and Morso wood-burning stove creating a cosy retreat during the winter months.



"We renovated the sitting room completely. We took the old floor up, had new joists and plates put in with new plumbing to two beautiful Victorian style radiators."

DINING IN STYLE

The separate dining room is perfect for large family gatherings, while a smaller study provides a quiet home office tucked away from the main living areas.





THE HEART OF THE HOME

"Our children grew up here. There was always room for friends, sleepovers and endless games of hide and seek."

At the heart of the home is a bespoke handmade kitchen, crafted by a renowned local joiner whose attention to detail can be found throughout the house. Hidden storage, beautifully designed cabinetry and carefully considered practical touches ensure this is every bit as functional as it is beautiful. An AGA sits alongside Miele appliances, including an induction hob and built-in oven, while underfloor heating makes the kitchen and breakfast area cosy and comfortable all year round.

Next to the kitchen is a light-filled breakfast area, where the vaulted ceiling, rooflights and handcrafted doors open onto the terrace, creating a wonderful everyday living space. Whether enjoying breakfast with the family or opening the doors to the garden on a summer's morning, this is a room that naturally draws people together.



ADDITIONAL PRACTICAL SPACE

Through a separate door from the kitchen is a magnificent walk-in pantry, a wonderful nod to the traditional country house pantries of years gone by. Beautifully fitted with floor-to-ceiling cupboards and shelving, slate worktops and an elegant Belfast sink, it offers exceptional storage and a dedicated preparation space that is both immensely practical and increasingly rare in modern homes.

A utility room / boot room and a cloakroom complete this thoughtfully designed part of the house.





BEAUTIFULLY PROPORTIONED BEDROOMS

"The house is cool in the summer and warm in the winter, and has wonderful light that floods in through the stone mullion windows."

Upstairs, the six bedrooms continue the feeling of space that flows throughout the house.

THE PRINCIPAL SUITE

The principal suite is particularly impressive, enjoying windows on two aspects, a dedicated dressing room and an elegant en suite bathroom, creating a private sanctuary within the home.



BEDROOMS TO SUIT EVERY STAGE OF FAMILY LIFE

Each bedroom is flooded with natural light and beautifully proportioned with plenty of room for seating, dressing furniture, or a study area if desired.

Five of the six bedrooms benefit from their own en suite facilities, making the layout ideal for both family living and visiting guests.



The second floor offers a useful degree of independence, with a spacious bedroom, bathroom and kitchenette creating a self-contained suite. This is ideal for a nanny, live-in family support, older children seeking their own space or long-staying guests.

Practicality continues throughout the house with an enormous walk-in loft providing exceptional storage. Other thoughtful upgrades over the years include replacement boilers, updated heating systems, extensive electrical improvements, a new septic system and an EV charger within the triple garage.



PLENTY OF OUTSIDE OPPORTUNITIES

Outside, the gardens are every bit as impressive as the house itself.

Extending to almost 1.4 acres, they have been lovingly established over many decades to create a beautiful and tranquil setting. Sweeping lawns are framed by colourful herbaceous borders, mature specimen trees and a variety of peaceful seating areas, each offering a different perspective of the gardens throughout the day.

A generous stone terrace, softened by drifts of erigeron and overflowing planting, provides the perfect setting for al fresco dining and a charming summer house offers a quiet retreat. There is also a stunning covered pergola, vegetable beds and a greenhouse.





Among the remarkable collection of trees in the garden stands a magnificent Giant Sequoia, believed to be hundreds of years old, alongside copper beeches, magnolia, monkey puzzle, tulip tree, eucalyptus, oak and many more.

The gardens have been designed not only for beauty but for wildlife, with ornamental ponds, a naturally managed area where nature is encouraged to flourish, a dedicated enclosure for chickens and an abundance of mature planting that ensures colour and interest throughout the seasons.

It is an extraordinary haven for wildlife. Roe and muntjac deer regularly wander through the grounds, while foxes, badgers, hedgehogs, bats, newts, frogs, toads and countless bird species have all made Boreham Grange their home.



"There are miles and miles of walks directly from the front door ..."

OUTBUILDINGS

The outbuildings complement the house perfectly. A substantial triple garage provides excellent parking, storage and an EV charging point, while the historic listed stable, believed to pre-date the house itself and incorporating two remarkable ammonites within its walls, offers another fascinating reminder of the property's long history.

"So many memories of garden parties, dinners outside, a huge bouncy castle for the children's christening party, staring into the pond, watching the newts, frogs and toads and waiting for the tadpoles."



COUNTRY LIVING

Despite its wonderfully secluded setting, Warminster's independent shops, cafés, restaurants and railway station are all within easy reach, while Bishopstrow House Hotel & Spa is close enough for lunch, dinner or a relaxing afternoon. Miles of footpaths, bridleways and countryside walks begin from the front door, and Longleat, Stourhead, Bruton, Bath and Salisbury and several excellent schools are all easily accessible.



Boreham Grange is more than an exceptional period house. It is a home that has quietly evolved over almost five centuries, offering an increasingly rare combination of history, comfort, privacy and everyday practicality. It is a place where generations have gathered, where family life has flourished, and where stepping through the front door still feels every bit as special today as it did almost five hundred years ago.



THE FINER DETAILS

Address	Boreham Grange, 20 Grange Lane, Warminster, BA12 9EY																																
Period Property	Believed to date back to 1556, with almost five centuries of history and the rare advantage of being unlisted																																
Bedrooms	Six generous double bedrooms, five with en suite facilities																																
Kitchen	Handmade bespoke kitchen with AGA, Miele appliances, underfloor heating and a light-filled breakfast room																																
Reception Rooms	5 elegant reception rooms including a magnificent study and music room with bespoke floor-to-ceiling bookshelves																																
Bathrooms	5 bathrooms																																
Garden	1.37 acres of beautifully established gardens with sweeping lawns, ornamental ponds, mature specimen trees, wildlife areas, a secluded terrace and a summer house. Peaceful setting at the end of an exclusive no-through lane shared by just five homes, with countryside walks from the doorstep																																
Parking	Triple garage and plenty of driveway parking																																
Council Tax	Wiltshire / Band H																																
EPC Rating	<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td>79 C</td></tr><tr><td>55-68</td><td>D</td><td>62 D</td><td></td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-20</td><td>G</td><td></td><td></td></tr></table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C		79 C	55-68	D	62 D		39-54	E			21-38	F			1-20	G		
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Heating	Professionally designed heating system with twin Vaillant boilers Underfloor heating in the kitchen/breakfast room																																
Tenure	Freehold																																
Waste water	Mains water & 12 man septic tank																																





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