



**MILTON LILBOURNE,
PEWSEY**

Carter Jonas

LILBOURNE HOUSE, MILTON LILBOURNE, PEWSEY, WILTSHIRE, SN9 5LQ

KEY FEATURES

- Six bedrooms
- Five bathrooms
- Impressive kitchen / breakfast room
- Separate dining room
- Drawing room
- Sitting room / Playroom
- Study
- Utility room
- Gardens and grounds. c2.68 acres in all
- Driveway parking
- Triple garage
- Peaceful location

SITUATION

The conservation village of Milton Lilbourne nestles in the Wiltshire Area of Outstanding Natural Beauty, with its beautiful scenery and extensive country walks (both in Pewsey Vale and on Martinsell Hill). The bustling town centre of Marlborough and its historic high street, with Marlborough College, Waitrose supermarket, boutique shops and cafés, lie within a 15 minute drive. Salisbury Plain is situated immediately to the south; to the east is Hungerford, with its antique shops and French Bistro. Fast access to London Paddington is via Pewsey mainline rail station just a 7-minute drive away.

AN IMPRESSIVE GEORGIAN STYLE HOUSE, LOCATED ON THE EDGE OF A HIGHLY SOUGHT-AFTER VILLAGE WITH STUNNING GARDEN AND GROUNDS.



DESCRIPTION

Lilbourne House, together with its gardens and grounds, extends to almost 3 acres in a particularly secluded and private position on the edge of a highly sought after conservation village. Built by Bewley Homes in 1999 as part of an exclusive development of just three houses, the property was constructed in the traditional Georgian style but with the benefit of modern building standards.

The house was designed with generous proportions and built to an exceptional specification, including high ceilings and solid floors throughout, traditional cavity wall construction, plaster cornices, brass window and door fittings, double glazed timber sash windows and solid oak doors and staircase, plus antique limestone flooring in the entrance hall and dining room.

The spacious dual aspect drawing room features oak parquet flooring and an expansive south facing bay window. French doors give access to the south terrace, with its balustrading and views over the topiary and parterre garden. A recently installed Clearview woodburning stove sits on a slate hearth within a period style Chesney limestone fireplace. There are numerous fitted wall lights controlled by a pair of dimmer switches, as well as a separate dimmable lighting circuit for table and floor lamps.

A second large reception room, currently used as a family room/playroom, faces south and west. Four deep sash windows make this a bright room, with French doors leading to the west terrace. An elegant Chesney white marble fireplace completes the picture.

The centrally located study/office also features French doors to the west terrace and provides a great space for working from home with views across the garden to the herbaceous border.

The dual aspect dining room is again very bright and spacious with four deep sash windows overlooking the front and side gardens. This room features a third Chesney fireplace and is perfect for entertaining.

The kitchen/breakfast room offers a comfortable and convenient living space, with room for dining and a seating area. Oak-faced bifold doors face south, whilst three west-facing windows admit the afternoon and evening sunshine. High quality oak kitchen cupboards are hand painted in Oxford Stone. The extensive granite and solid oak worktops provide ample work space. The Lacanche range cooker has both LPG and electric hobs, as well as twin electric ovens. A cloakroom and utility room with extensive fitted shelving complete the ground floor accommodation.

A broad, carpeted turning staircase leads to the first floor which offers five double bedrooms, four of which are ensuite. The smallest of these bedrooms has a communicating door with the master bedroom suite and could potentially be used as a nursery or dressing room. A room on the second floor could be used as a sixth bedroom or a second study. The entire house has recently been decorated throughout using colours from the Farrow and Ball palette. The kitchen and all bathroom/ensuite rooms have also all been refurbished, giving the house a fresh, contemporary feel.



OUTSIDE

The garden and grounds are mainly laid to lawn, with areas of flowerbed, hedging and topiary. Ornamental trees include Copper Beech, a Tulip Tree and a Great Oak. The established boundaries give complete privacy and seclusion. A solid bridge over a small winterbourne stream gives vehicular access to an area of paddock with hard standing and separate access from the lane. A former orchard has a tractor shed with power cable laid but not connected. The entrance to the property leads through white painted gates to an extensive gravel drive with ample parking. The detached triple garage has light and power, with remotely operated up and over doors. The property has mains electricity, water and drainage.



SERVICES & MATERIAL INFORMATION

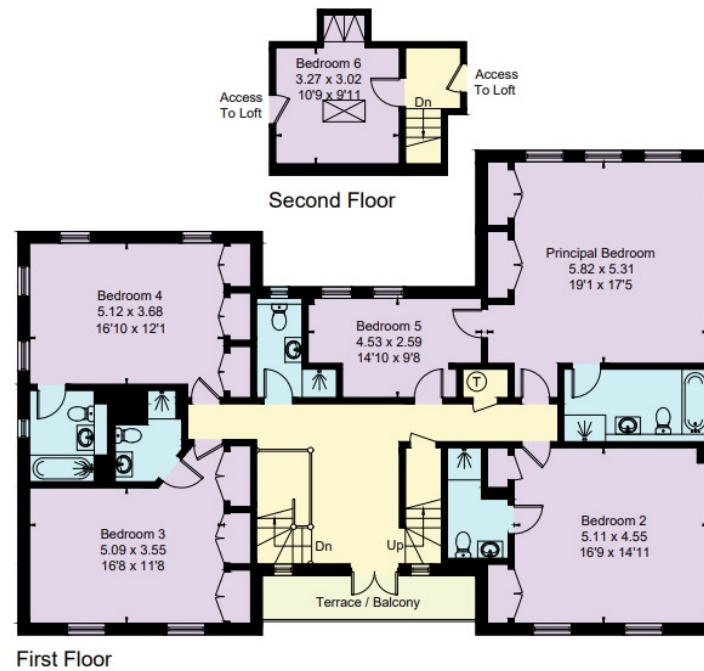
- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: - H - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £2,375,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Approximate Area = 362.5 sq m / 3902 sq ft
 Garage = 48.3 sq m / 520 sq ft
 Total = 410.8 sq m / 4422 sq ft



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Classification L2 - Business Data