

Burton Hill House

Burton Hill, Malmesbury, Wiltshire





A distinguished and centrally located
Grade II listed home offering the perfect
blend of historic charm on the edge of the
historic market town.

Malmesbury Town centre 0.5 miles | M4 (J17) 5.5 miles | Tetbury 6.5 miles | Chippenham 9.5 miles (mainline station)
Cirencester 12.5 miles | Bristol 29 miles (All distances are approximate)

14	8	9

Summary of accommodation

Main House

Ground Floor: Reception hall | Kitchen | Dining room | Sitting room | Drawing room | Games room | Office | Study | Gallery
Cinema | Sitting room | Further kitchen | Utility room| Boot room with WC | Three further WCs | Cellars

First Floor: Principal bedroom with dressing room, walk-in wardrobe and en suite bathroom

Four bedrooms with en suite bathrooms | Seven further bedrooms | Two bathrooms

Second Floor: Bedrooms 13 and 14 | Bathroom | Two bedroom self-contained apartment

Gardens and Grounds


Two courtyard flats | Swimming pool, sauna and gym complex | Garaging
Multiple stores | Formal gardens | Ornate Victorian water garden | Lawns | Woodland | Paddock


In all, about 12.5 acres


Situation


(Distances and times are approximate)


Steeped in history, Malmesbury is England’s oldest borough, renowned for its magnificent Abbey and vibrant community. The town offers an excellent selection of everyday facilities, including a Waitrose, Aldi and various independent shops, pubs and restaurants. Malmesbury is just a five minute walk from Burton Hill House.


 Malmesbury enjoys close proximity to renowned local centres such as Tetbury, Cirencester, and Chippenham. The cultural hubs of Bath and Bristol offer an array of specialist shopping, dining, and entertainment options.


 The area is well-regarded for its excellent educational facilities, including private schools such as Westonbirt, Beaudesert Park, St Mary’s Calne, and Marlborough College, as well as top-rated schools in Bath and Cheltenham. Malmesbury School itself is rated ‘Outstanding’ by Ofsted.


 Easily accessible to both Junctions 16 and 17 of the M4 and links to the M5.

 Mainline train services from Chippenham, Kemble, and Swindon (London from 67 mins).

 Racing at Cheltenham, Newbury and Bath. Polo at Cirencester Park and Westonbirt. Hunting with the Duke of Beaufort and VWH. Eventing at Badminton and Dauntsey.

 Castle Combe, Chippenham, Bowood, and Westonbirt golf courses.

 The Cotswold Water Park.

 For those who enjoy exploring the countryside, nearby attractions include the National Arboretum at Westonbirt, National Trust properties at Lacock and Dyrham Park, the historic Bowood House, and the picturesque village of Castle Combe.



Burton Hill House

Exquisite Grade II listed Country Residence with
Exceptional Grounds.

Burton Hill House is an outstanding and substantial Grade II listed home, meticulously restored by the current owners to create the perfect family retreat. Showcasing elegant period details and generous proportions throughout, the property offers an impressive selection of formal entertaining spaces, including a billiards room, a refined drawing room, and a grand panelled dining room. A charming library opens on to the gardens, while the welcoming entrance hall leads to a bespoke, well-appointed kitchen/breakfast room. The expansive sitting room, featuring additional dining areas and a magnificent ornate ceiling, further enhances the home’s sense of grandeur.

The spacious accommodation continues across the upper floors, offering fourteen beautifully refurbished bedrooms and eight luxurious bathrooms, all designed to complement the property’s historic charm while maximizing natural light and ceiling height.

There is scope for part of the house to be made into a north wing over the two floors, which comprises of a kitchen, sitting room, four bedrooms and two bathrooms. In addition, on the second floor of the main floor is also a self-contained two bedroom apartment, which has its own kitchen, sitting room and shower room.







Outside

Set within beautifully landscaped formal gardens and grounds, the estate features an ornate Victorian water garden, mature trees, woodland, expansive lawned areas, and a paddock, creating a sense of tranquillity and seclusion.

A highlight of the grounds is the superb pool and gym complex in the former chapel, finished to an exceptional standard and fully equipped for modern living.

Additionally, the property features two courtyard flats,,providing ideal accommodation for extended family, guests, or staff.

This magnificent property offers a rare opportunity to own a historic home of outstanding character, perfectly blending period elegance with contemporary comfort.

There are also multiple stores and garages.

In all, about 12.5 acres.

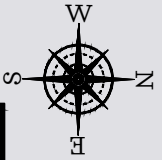
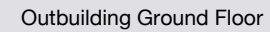
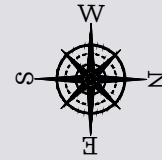
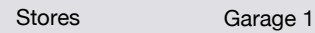






Approximate Gross Internal Floor Area
Gross Internal Area (Approx.)
Main House = 2,047 sq m / 22,033 sq ft
Outbuilding = 596 sq m / 6,415 sq ft
Garage 1 = 121 sq m / 1,302 sq ft
Garage 2 = 27 sq m / 290 sq ft
Stores = 111 sq m / 1,194 sq ft
Total Area = 2,902 sq m / 31,234 sq ft

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Brief History

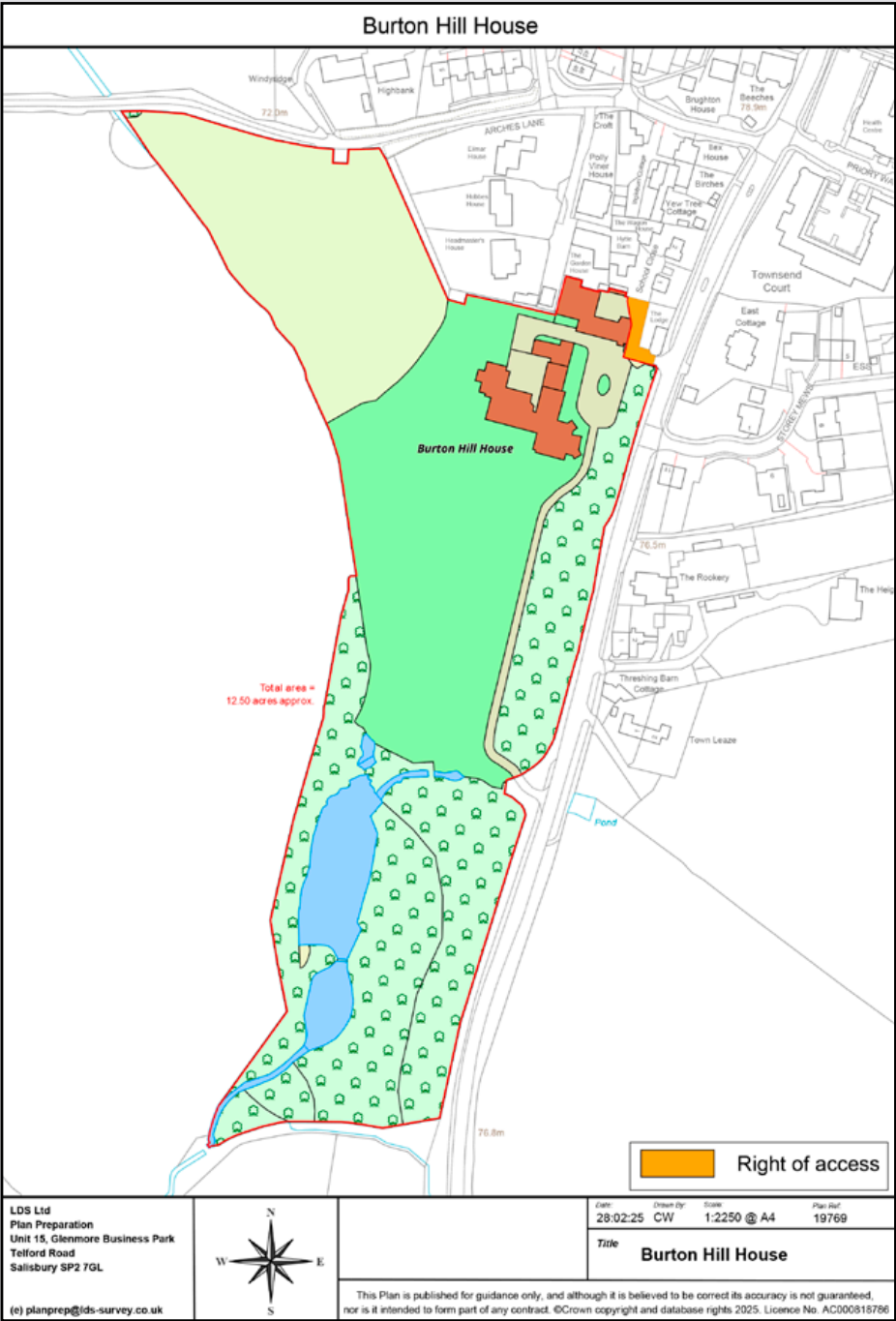
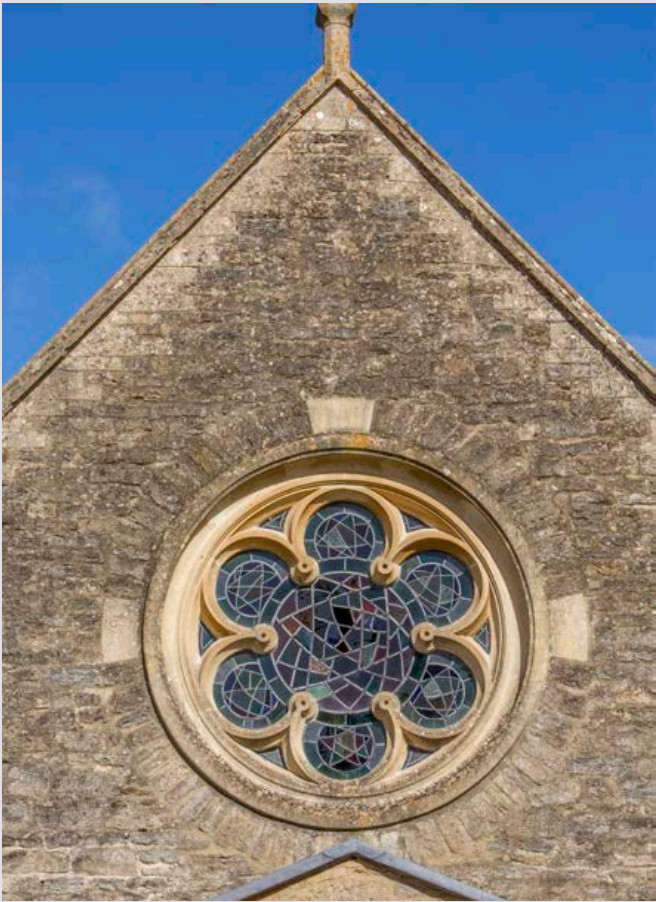
Originally known as Inglebourne Manor, Burton Hill House dates back to the late 1700s. The property began with the modest North Wing before becoming part of the wider Burton Hill estate. In the 1830s, the estate was sold in sections, with John Cockerell—brother of the esteemed architect Sir Charles Cockerell—acquiring the land. In 1842, Charles Cockerell, a leading architect of his time, was commissioned to design a grand house incorporating the existing North Wing. At the time, he was a Surveyor to St Paul's Cathedral, architect to the Bank of England, and a Professor at the Royal Academy. A recipient of the first RIBA Gold Medal, Cockerell's notable works include redesigning several Bank of England buildings and replacing St Paul's Cathedral's ball and cross in 1821.

Burton Hill House was completed as Malmesbury's principal residence, complementing the town's medieval heritage.

In 1846, a fire devastated Burton Hill House, but reconstruction soon began, staying true to Cockerell's original designs. By 1850, the estate passed to the Miles family, with C.W. Miles serving as Sheriff of Wiltshire in 1856.

In 1895, a boating lake and Victorian water grotto were added.

The house became a school in 1919 and, in 1945, was acquired by the Shaftesbury Society for children with learning disabilities, with a chapel built in 1954. After closing in 2007, plans for luxury apartments emerged but were abandoned when the current owner restored the estate to a grand family home, completing renovations in 2017 to today's magnificent home with many original 1846 features remaining, including the Jacobean dining room, intricately sculpted ballroom ceiling, grand fireplaces, and exquisite gothic masonry, preserving the estate's historic grandeur.



Property Information

Tenure: Freehold

Services: Mains water, electricity, gas and drainage

Local Authority: Wiltshire Council

Council Tax: Burton Hill House: H

Planning: Listed Grade II

Guide Price: £7,400,000

Postcode: SN16 OEL

What3Words: /// chariots.type.torso

Viewings: All viewings strictly by appointment only through the vendor's selling agents, Knight Frank LLP.



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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2025. Photographs and videos dated March 2025.

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