



Mount Pleasant House, Wanborough, Wiltshire





A substantial and **well-presented farmhouse** with equestrian facilities.

Summary of accommodation

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Sitting room | Gym | Utility room | Office | Boot room | Shower room
Two WC's

Principal bedroom with en suite bathroom | Guest bedroom with en suite shower room | Three further bedrooms | Family bathroom

Gardens and grounds: Gardens | Terrace | Double garage | Covered swimming pool

Equestrian facilities: Six loose boxes | Tack room | Covered lorry parking/hay store | Barn 40m x 20m arena | Level grazing

In all about 8.47 acres

Distances

M4 (Junction 15) 4 miles, Swindon 5 miles (London Paddington from 47 minutes), Marlborough 11 miles
Hungerford 16 miles, Newbury 22 miles (London Paddington from 40 minutes), Oxford 30 miles, Bristol 46 miles
(All distances and times are approximate)



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Situation

Mount Pleasant House is situated in a rural location at the end of a long private lane, just outside the village of Wanborough on the edge of the North Wessex AONB. With wonderful views over open countryside and to the Ridgeway beyond, it is well located for easy access to Oxford, Newbury, Reading and Bristol.

The local village of Wanborough is an attractive, historic village with many facilities: doctor's surgery, primary school, church, village hall, tennis club and several public houses. Shrivenham and Swindon provide more extensive facilities, whilst nearby Marlborough has Waitrose and Tesco supermarkets, as well as many coffee shops and interesting boutiques alongside well-known brand names.

Communication links are excellent with the M4 (junction 15) providing easy access to London or the west country. The A420 (3 miles) has links to Oxford and the M40. There are excellent rail communications, including services from Swindon to London Paddington, taking approximately 47 minutes.

As well as the primary school in Wanborough, there are numerous well-renowned schools in the area, including Pinewood School and Marlborough College.





The property

Originally constructed in 1930, Mount Pleasant House has been extended and improved over recent years, including the addition of double-glazed windows and photo voltaic panels.

The generously sized drawing room with inglenook fireplace and wood burner stove has spectacular views over the paddocks and to the Marlborough Downs. Beyond the dining room, at the heart of the house is the Mark Wilkinson kitchen/breakfast room, with a second sitting room, shower room and gym leading off, which could be self-contained to provide ancillary accommodation. An office provides a useful home-working space, alongside the boot room and cloakroom.



Upstairs are five good-sized bedrooms. The principal bedroom, with built-in wardrobes, has a large en suite bathroom and offers uninterrupted views over the surrounding countryside. The second bedroom has its own en suite shower room. A further three bedrooms are served by a contemporary family bathroom and shower. All bathrooms are equipped with underfloor heating and heated towel rails. A loft space provides useful storage or the potential for conversion, subject to planning.

In all, the house amounts to 4511 sq ft, including the garage.



Approximate Gross Internal Floor Area
419.1 sq m / 4511 sq ft (Including Garage)
Pool = 112.5 sq m / 1211 sq ft
Stable = 133.5 sq m / 1437 sq ft
Total = 665.1 sq m / 7159 sq ft (Excluding Barn)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Outside

Set in approximately 8 ½ acres, the formal garden wraps around the house and is mostly south-facing with a terrace looking out over a pond and beyond, to the Ridgeway. There is a covered, heated swimming pool with retractable roof, allowing for all year round enjoyment.

To the rear of the house there are barns, six loose boxes, tack room and flood-lit arena, making the property ideal for equestrian use. There are several paddocks, all with post and rail fencing and water supply.

Agents Note

There is a public footpath across the southeast corner of the land.

Services

Mains water and electricity. Private drainage. Oil heating.



Directions

Postcode: SN4 0AU

What3words: emporium.ramble.organic

Fixtures & fittings

Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing

Viewing by prior appointment only with the Agent.

Property information

Tenure: Freehold

Local Authority: Swindon Borough Council:

01793 445500

Council Tax: Band F

EPC Rating: C



Note: "This plan is based upon the Ordnance Survey map with the sanction of the control of H.M. Stationery office. This plan is for convenience of purchasers only. Its accuracy is not guaranteed and it is expressly excluded from any contract. Licence Number. No. 100021721."



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 April 2024. Photographs and videos dated xxxxxxxxxxxx 20xx and March 2024. Reference: MPHNG012497906

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