



Wykeham House, Marlborough, Wiltshire





An exceptional and beautiful house **privately located** on the High Street.

Summary of accommodation

Lower Ground Floor: Kitchen | Study | Sitting room | Utility | WC | Basement

Ground Floor: Entrance hall | Office | Dining room | Drawing room

First Floor: Two bedrooms | Family bathroom | WC

Second Floor: Principal bedroom with en suite | Three further bedrooms | Further family bathroom

Outside: Wonderful south-facing garden | No parking comes with the property, however, car park permits are available through Wiltshire Council

Distances

Hungerford 10 miles (London Paddington 65 minutes), M4 (J15) 8 miles, Swindon 13 miles

(All distances and times are approximate)



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Situation

Wykeham House is situated in a prominent position on the High Street in the thriving market town of Marlborough. It is located within a Conservation Area and Area of Outstanding Natural Beauty and enjoys commanding south-facing views.

There are a wide range of restaurants, boutiques and shops, including Waitrose, within a short walk from the house. There is a weekly market and monthly farmers market. The larger commercial centers of Swindon, Newbury and Bath offer a wide selection of shops and leisure facilities.

Trains to London Paddington are available from Great Bedwyn, Hungerford or Newbury.

Marlborough College is a few minutes walk with other popular school including St John's, Pinewood, St Francis, Dauntsey's, St Margaret's and St Mary's Calne.

The property

Wykeham House is a magnificent Grade II listed Victorian town house. The accommodation is arranged over four floors and has great potential to be a lovely home.

The lower ground floor hosts a vast kitchen with adjacent sitting room and study with French doors leading out to the garden.

The ground floor has an impressive entrance hall, three fireplaces and big bay windows looking out onto the south-facing garden providing lots of light.

The first floor has two bedrooms with a family bathroom and WC.

The second floor has the principal bedroom with en suite, with three further bedrooms and a shower room.





Services

Mains water, electricity and drainage. Gas heating.

Tenure

Flying freehold

Local authority

Wiltshire Council: 0300 456 0100

Council tax

Band G

Postcode

SN8 1HQ

Directions

From the High Street, proceed towards the church and Marlborough College and Wykeham House will be found on the right-hand side.

Viewing

Viewing by prior appointment only with the agents.



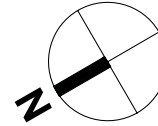
Approximate Gross Internal Floor Area

453.5 sq m / 4,881 sq ft

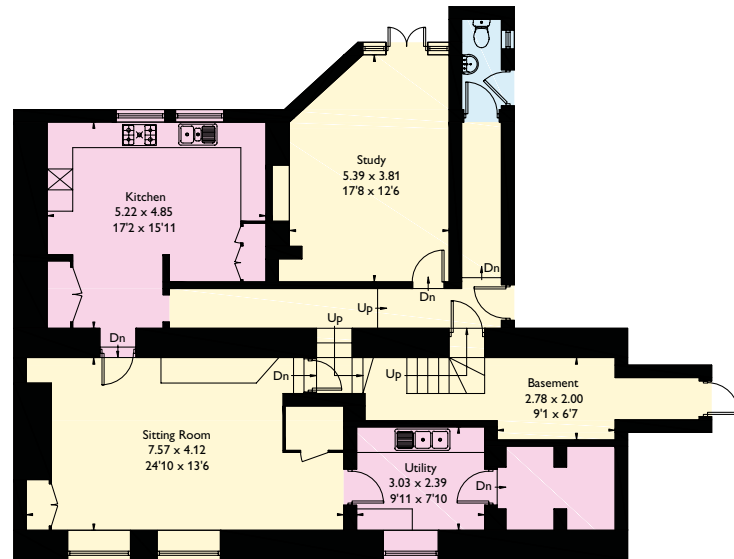
Including Limited Use Area (12.8 sq m / 138 sq ft)

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.

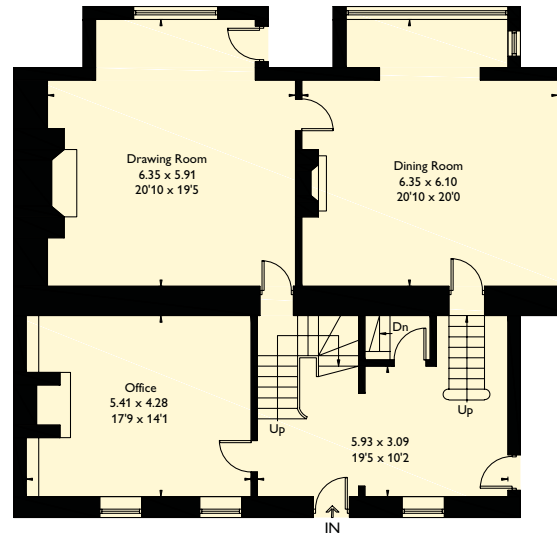
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



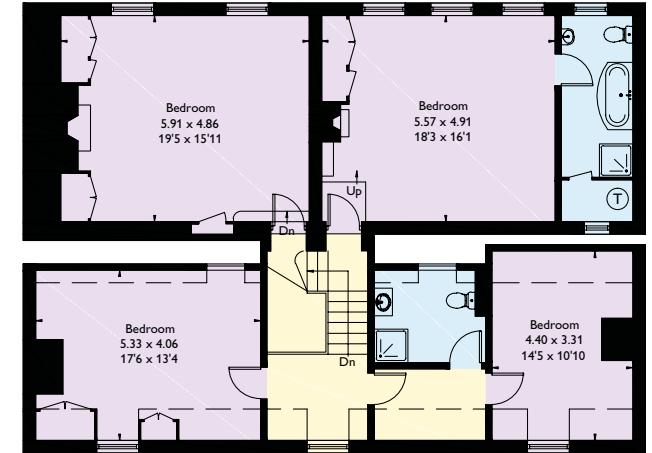
= Reduced head height below 1.5m



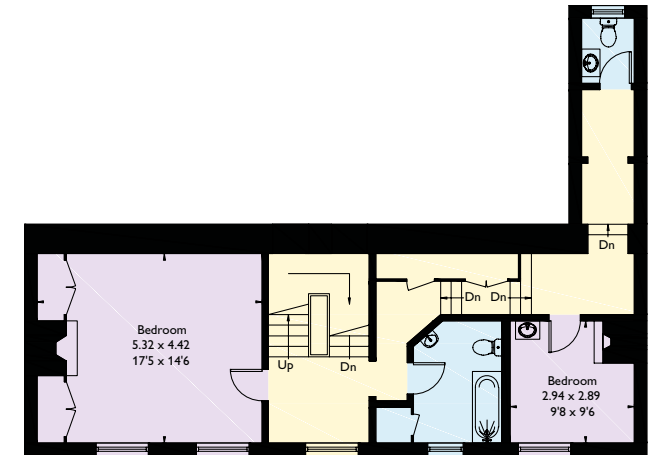
Lower Ground Floor



Ground Floor



Second Floor



First Floor

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 2024. Photographs and videos dated June 2022. Reference: HNG012213237.

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