



Cleeve House, Upavon, Wiltshire



A hidden gem. A substantial family home with stunning rural views.

Summary of accommodation

Hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room with island | Cloakroom
Utility room | Cellar

Principal bedroom suite | Six further bedrooms and two further bathrooms arranged over two floors

Stable Cottage: Sitting room | Kitchen/breakfast room | Cloakroom | Two bedrooms | Bathroom

Mature garden and grounds with play area and outbuildings

In all about 2.33 acres

Distances

Pewsey 5 miles (London Paddington 65 minutes), Devizes 10 miles, Marlborough 11 miles

Great Bedwyn (London Paddington 65 minutes), Salisbury 17 miles

Andover 17 miles (London Waterloo 70 minutes), M4 Junction 22 miles

(All distances and times are approximate)



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Situation

Cleeve House is an impressive property situated in a Conservation Area on the edge of Upavon at the end of a no-through lane and overlooking beautiful countryside.

Upavon has good local facilities including two pubs, a shop/post office, village hall, hairdressers and golf club. There is also a doctors surgery. More extensive facilities are available in the market towns of Marlborough and Devizes. The historic cities of Bath and Salisbury are nearby, as are the larger commercial centres of Swindon, Andover and Newbury.

The property is well placed for many well regarded schools in the area such as St Francis, Dauntseys, Marlborough College and St Mary's, Calne.

Nearby rights of way provide access to the lovely surrounding downland with the nearby River Avon providing attractive chalk fishing.

The property

Cleeve House is a spacious family house of about 5,552 sq ft which has been well maintained by the current owners. In 2001, the property had major renovation work which included the addition of a large kitchen.

The accommodation is arranged over three floors to create considerable flexibility for family and guests. In addition there are large cellars for wine and good storage.

The two bedroom cottage provides excellent guest or family accommodation but equally could be let to provide income.

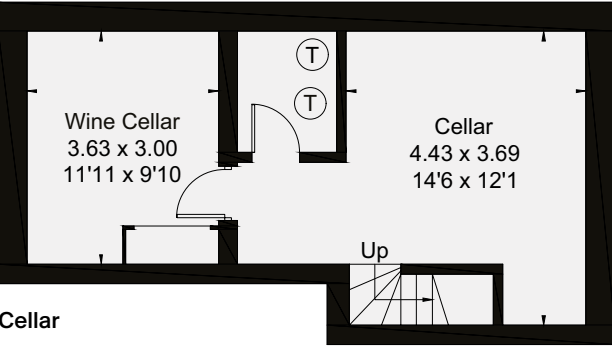
The grounds which extend to about 2.33 acres are sufficiently big to comfortably take a swimming pool and tennis court, subject to the relevant consents.



Approximate Gross Internal Floor Area
Cleeve House: 391 sq m / 4,207 sq ft

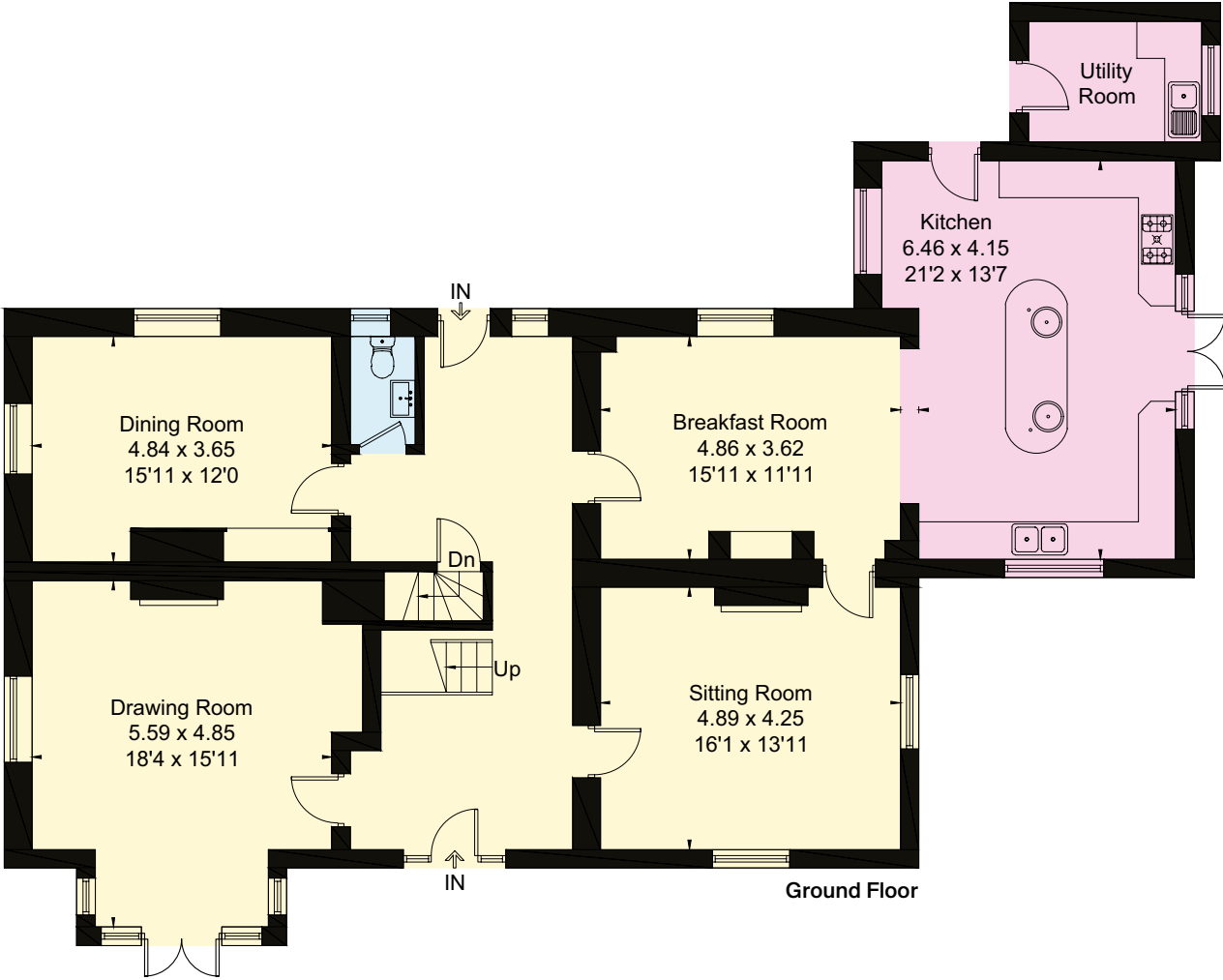
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

[] = Reduced head height below 1.5m

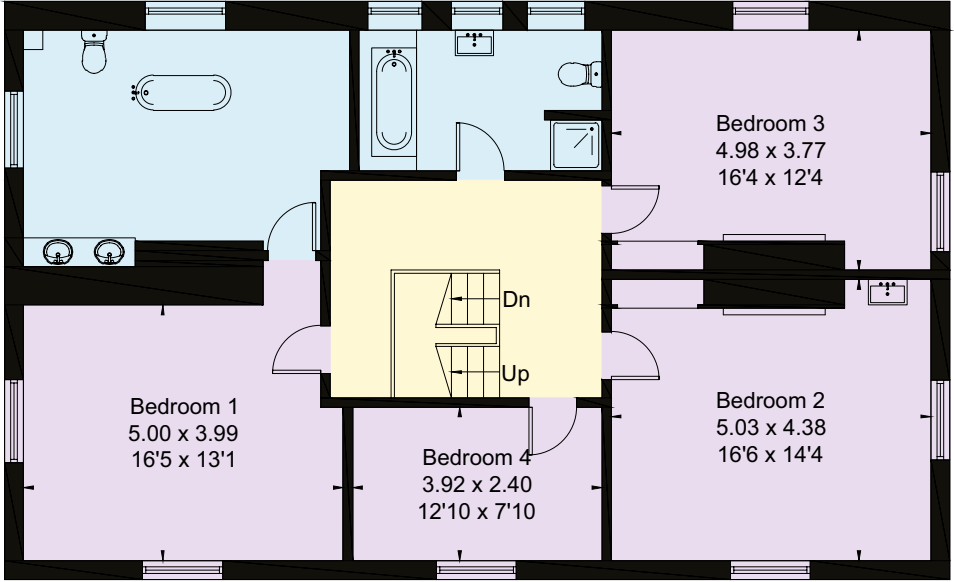


Cellar

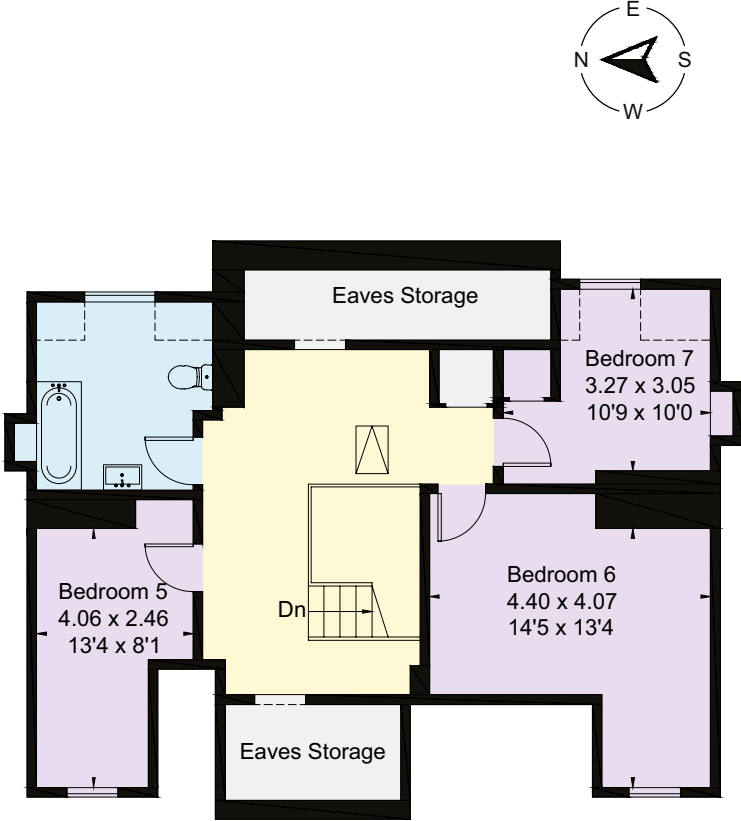
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



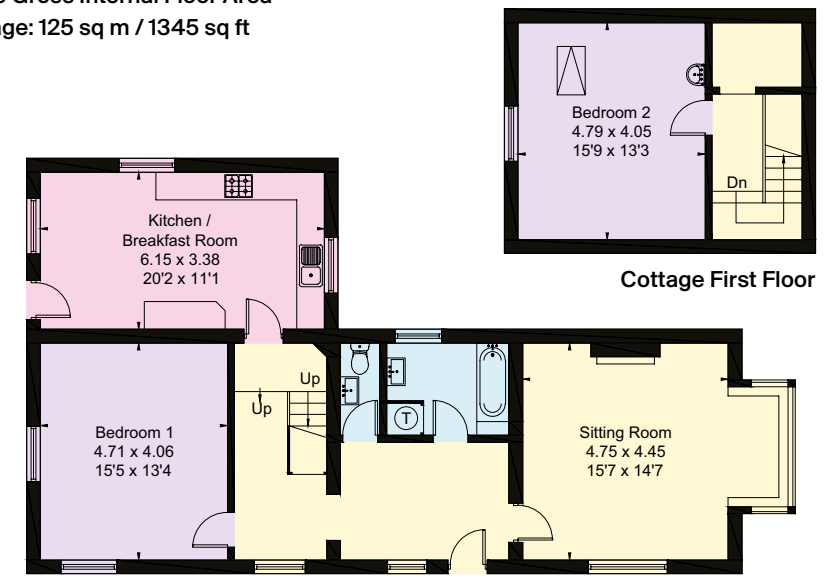
Second Floor





Cottage

Approximate Gross Internal Floor Area
Stable Cottage: 125 sq m / 1345 sq ft



(Not Shown In Actual Location / Orientation)



Cottage



Cottage

Outside

Cleeve House has a commanding position overlooking its garden. The delightful gardens are south-facing and incredibly private; they are mainly laid to lawn with a variety of mature trees and shrubs. There is an orchard containing apple, pear and Victoria plum tree.

There is a flagged terrace on the western side of the house which provides wonderful sheltered outdoor entertaining space and takes advantage of the views.





A gravelled driveway leads up to a courtyard which provides ample parking and there are a number of useful outbuildings for storage including a heated dog kennel and log store.

There is a childrens play area with a tree house and trampoline.

Services

Mains water, electricity and drainage to both house and cottage. Underfloor heating in the kitchen and dining area. Oil for central heating in the house and cottage (separate tanks).

EPC

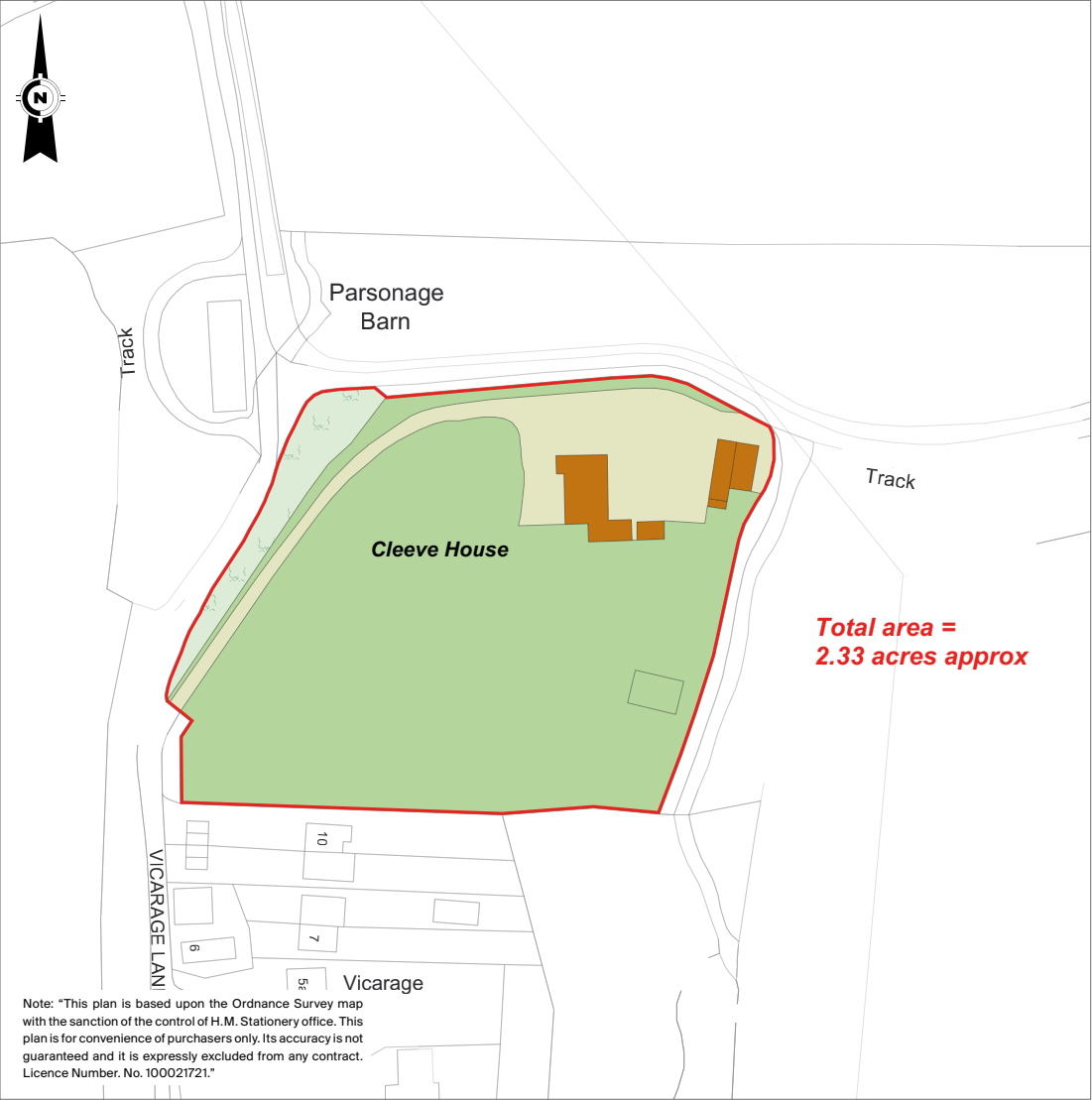
Cleeve House: E
Stable Cottage: D

Local authority

Wiltshire Council: 0300 4560100

Council tax

Cleeve House: Band G
Stable Cottage: Band A



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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