



## BOURNE HOUSE








Milton Lilbourne, Pewsey, Wiltshire





# A BEAUTIFULLY PRESENTED REGENCY STYLE HOUSE, LOCATED IN A HIGHLY SOUGHT-AFTER VILLAGE WITH WONDERFUL VIEWS.

Bourne House is an impressive family house which has been updated and modernised with great flair and attention to detail.

			EPC
5	4	3	D
			
Double		1.25 acres	

Local Authority: Wiltshire Council

Council tax: Band G

Post Code: SN9 5LQ

Services: Services: Mains electricity, drainage and water. Oil heating.

What3words: ///masses.crunchy.class

Tenure: Freehold

Viewing: viewing by prior appointment only with the agents





## THE PROPERTY

Built in 2006/7 with a classic Regency façade, Bourne House is presented to an incredibly high standard with well-proportioned and light rooms including a well-appointed kitchen/breakfast room with island, walk-in larder, underfloor heating and doors leading onto a sheltered terrace. Leading off the kitchen are a useful laundry and a boot room, which connects to the double garage. An elegant reception hall leads to a double-aspect drawing room with fireplace and an impressive cinema room. The dining room overlooks the attractive garden and has impressive views of Martinsell Hill and the surrounding countryside.

The principal bedroom enjoys wonderful views of the gardens and the rolling Wiltshire countryside and has an adjoining bathroom and dressing room. There is a further bedroom with shower room and dressing room, two further bedrooms and a family bathroom. A staircase from the boot room leads to a further guest suite/bedroom 5.

Bourne House is located on a peaceful, private lane off a no-through village road. The property is approached via an electric gate leading to a gravelled drive and double garage; there is additional parking within part of the paddock and accessed via a five-bar gate.











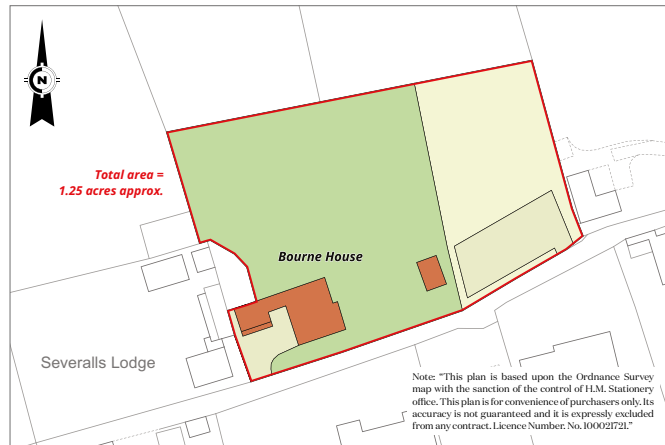
The attractive gardens are mainly laid to lawn with well stocked shrub and flower borders. There is a fantastic studio within the garden which could be used for a variety of purposes; it is currently used as a gym and music room.

## LOCATION

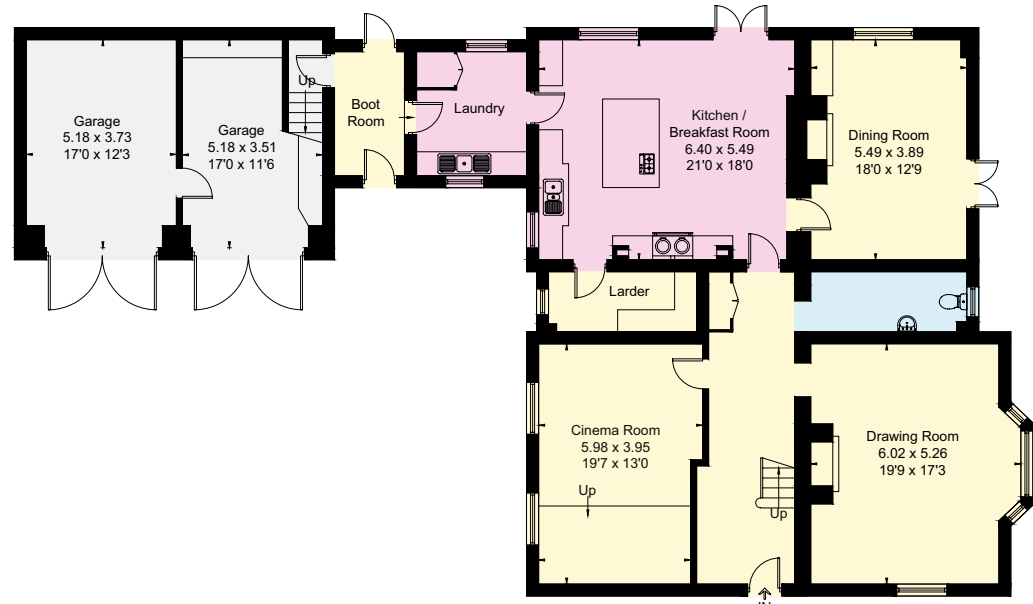
Bourne House is a substantial village house situated on the edge of Milton Lilbourne, a desirable Pewsey Vale village within an Area of Outstanding Natural Beauty. Milton Lilbourne has a church and village hall with nearby Pewsey and the market towns of Marlborough and Hungerford having a wide variety of retail and leisure facilities. Pewsey enjoys excellent transport connections, with a regular train service to Paddington taking around an hour and Junction 14 of the M4 located approximately 15 miles to the north. The historical centres of Bath and Salisbury, and the larger commercial centres of Swindon, Newbury and Andover are within easy driving distance. The house is well placed for many well-regarded schools including St Francis, Dauntsey's, St Mary's Calne, St John's and Marlborough College.

**Connections:** Pewsey 1.5 miles (London Paddington from 60 minutes), Marlborough 8 miles, M4 (J14) 15 miles, Andover 20 miles (London Waterloo 70 minutes) (All distances and times are approximate).





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



Ground Floor



First Floor

Approximate Gross Internal Area = 382.3 sq m / 4,115 sq ft  
(Including Garages)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

I would be delighted  
to tell you more.

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