

Sherbourne House

Milton Lilbourne, Wiltshire





A magnificent and well-appointed Regency style house with magical waterside gardens.

Pewsey 1.5 miles (London Paddington from 62 minutes) , Marlborough 7 miles, Hungerford 12 miles,
Andover 17 miles (London Waterloo from 70 minutes), London 80 miles, M4 15.5 miles
(All distances and times are approximate)

		
7/9	5	5/6

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room | Coat room | Cloakroom

First Floor: Principal bedroom with adjoining bathroom and walk-in wardrobe

Four further bedrooms two with adjoining shower rooms | Bedroom/gym | Family bathroom

Second Floor: Two bedrooms | Study/bedroom | Large bathroom

Garden and Grounds

Garaging for five cars | Workshop | Garden store

Formal garden | Landscaped grounds and ponds

In all about 2.45 acres

Situation

Distances are approximate

- M4 (J15) 15.5 miles
- A303 14 miles
- Bristol Airport 66 miles
- London Heathrow 67 miles

Direct train services to London Paddington from Pewsey and to London Waterloo from Andover

- St Francis Farleigh School
- Dauntsey's
- St Mary's Calne
- Marlborough College
- St John's Marlborough
- Godolphin
- Stonar School
- South West Wilts Grammar School

Milton Lilbourne has a church and a village hall. Shopping and recreational needs can be found in Pewsey with more extensive services in nearby Marlborough

The Parade Cinema at Marlborough

Museums and theatres at Salisbury

There are numerous walks and bridleways within the area with further walks and cycle rides in the close-by ancient Savernake Forest.



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Sherbourne House occupies an attractive edge of village position on a no-through road in the sought-after village of Milton Lilbourne, in an Area of Outstanding Natural Beauty within the Pewsey Vale. Built in the 1990's, this handsome house provides wonderful accommodation over three floors with south-facing views over its garden and grounds against a backdrop of Giant's Grave at Milton Hill. The property is well-appointed with meticulous attention to detail.

The large entrance hall leads to a fantastic kitchen and dining room with French doors opening onto the terrace. The handmade kitchen, together with the dining room and the study, was commissioned by the owners to be designed and fitted by McCarron. The kitchen has a stunning single-piece granite top to the island with quality appliances from Miele and Fisher Paykel. There is an elegant drawing room with impressive marble fire surround as well as a spacious study and a further sitting room off the kitchen.

Leading off a galleried landing, the bedrooms are all generously sized with the principal bedroom having views over the gardens.

The bathrooms are finished to a 'wet room' standard with the stone floors having underfloor heating. The second floor provides extensive further accommodation, which presents an opportunity for conversion into a self-contained flat or annex complete with kitchenette (subject to any required approvals), or alternatively, a spacious games room or teenage pad.

The property has been in the same ownership since new, who have made a significant investment. Hardwood sash windows and doors have been installed by Input Joinery of Andover throughout the property and the roof has been well-maintained and improved.







Outside

The garden and grounds surround the house to all sides and have undergone extensive landscaping over a period of several years to create three ponds and are planted with many specimen trees, such as maple, beech, oak and willow, forming a wildlife haven. In spring, the drifts of thousands of snow drops, daffodils, tulips and crocii create a stunning backdrop to the house.

An attractive feature of the property are the two lily ponds, stocked with many species of fish such as perch, tench, roach, carp and gudgeon, are serviced by a borehole with electric pump (recently replaced). The formal gardens to the front and rear of the house are edged with clipped box hedging. Leading off the terrace is a wisteria-clad stone columned pergola and a beech hedge-lined walkway to an octagonal timber gazebo. A wooden bridge with an arch of laurel over a stream leads to the two larger lily ponds.

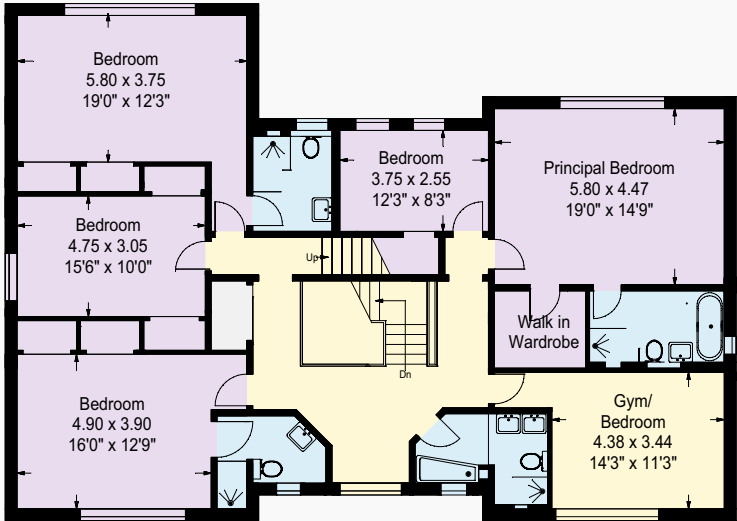
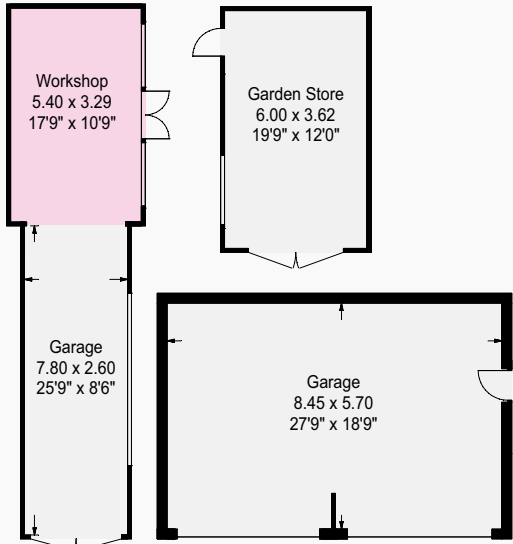
There is garaging for up to five cars, a workshop and garden store.

The property is approached over a private, shared drive with a five-bar wooden gate leading to a gravel drive with good parking.

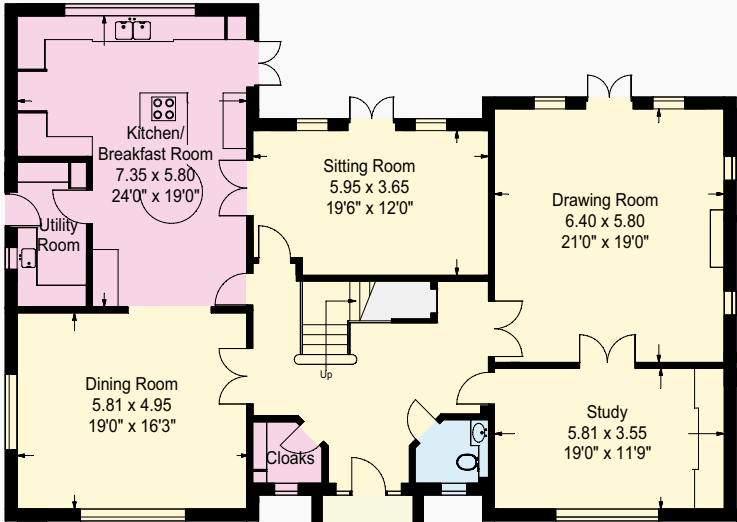


FLOORPLANS

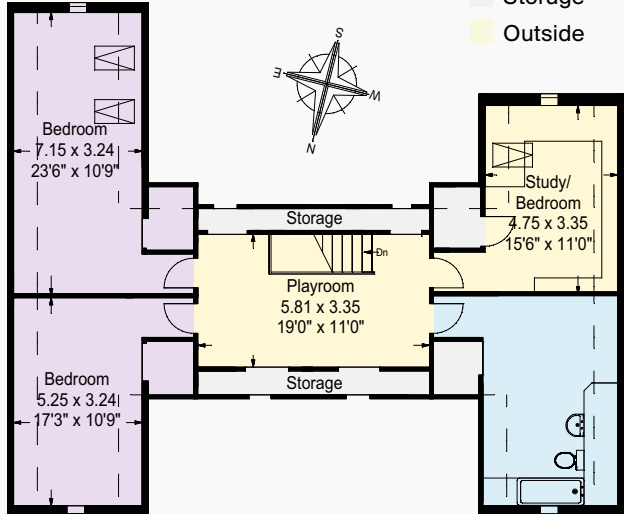
Approximate Gross Internal Floor Area
House: 467 sq m / 5,027 sq ft
Garage: 48 sq m / 517 sq ft
Workshop & Garage: 38 sq m / 409 sq ft
Garden Store: 21 sq m / 226 sq ft
Total: 574 sq m / 6,179 sq ft



First Floor



Ground Floor



Second Floor

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



PROPERTY INFORMATION

Property Information

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

NB. There is a Restrictive Covenant in place on the property.

Please consult with the selling agent for further details.

Tenure
Freehold.

Local Authority
Wiltshire Council

Council Tax
Band H

EPC
Band C

Postcode
SN9 5LQ

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

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.



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