



Blue Book.

HILMARTON MANOR

Hilmarton, Wiltshire





Preface:

Accommodation:

Reception Hall | Drawing Room | Dining Hall
| Library | Dining Room | Study | Kitchen |
Bar Area | Butlers Pantry | Utility Room |
Boot Room | Cinema | Gym | Cloakroom |
Downstairs Loo | Cellar | Courtyard

Master Bedroom with En Suite Bathroom | 6
Further Bedrooms | 5 Bathrooms (4 En Suite)
| 3 additional Downstairs Loos

Garden:

Walled Garden | Green House | Outdoor
Kitchen | Hot Tub | Yoga platform | Natural
Swimming Pond with Sauna | Gardening
Store Rooms | Grotto

Approximately **4.52 acres in total.**

For sale Freehold:

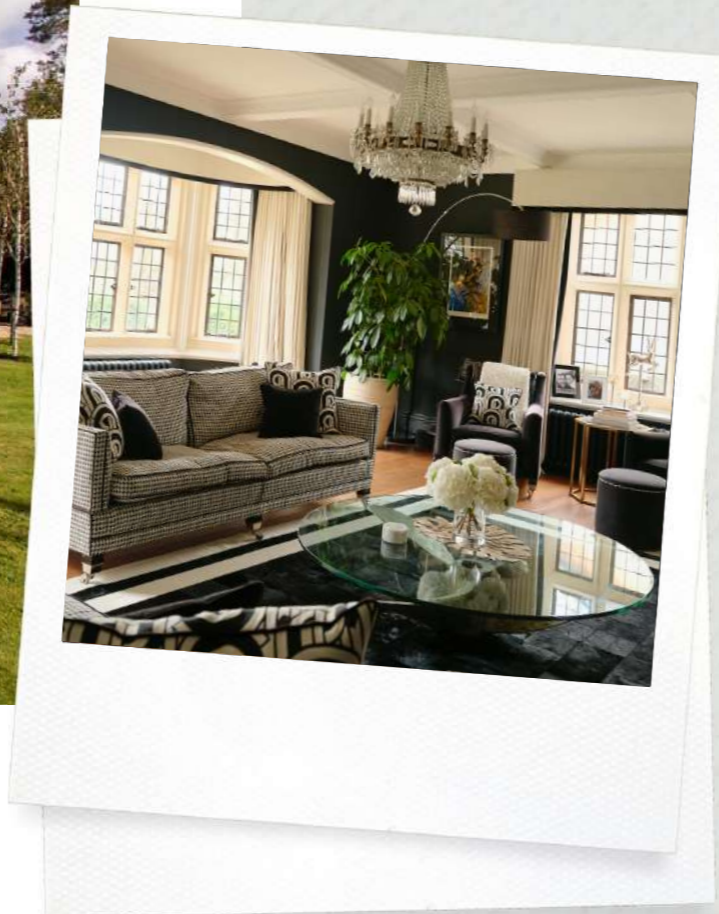
Approximate Total Area:

Main House: **552 sq m / 5,946 sq ft**



*Why we love
Hilmarton Manor.*

‘Hilmarton Manor is a handsome former hunting lodge with some fine late Georgian architectural features which work very successfully in creating a wonderful and versatile family home over approx. 6,000sqft.’



Originally built for the Poynder family as part of the Hilmarton Estate the manor itself dates back to the mid 18th century and remained in the estate for almost a century until it was sold in 1936. In recent years the house has been renovated and refurbished to an exacting standard throughout and offers an exceptional example of contemporary finish in the charm of a historic country house.

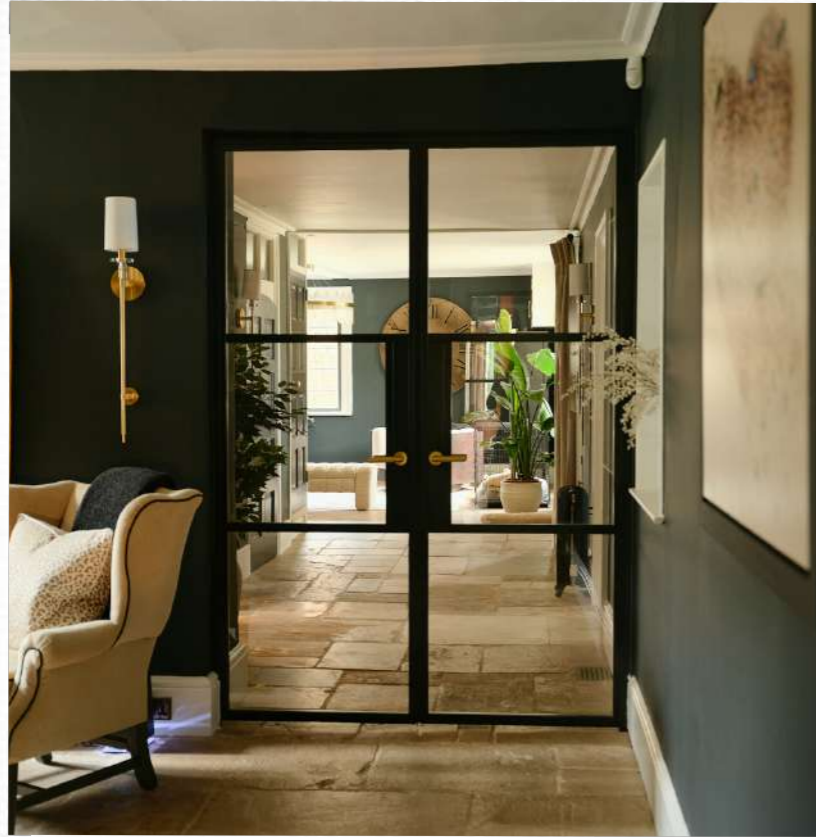
The entire house has a strong emphasis on entertaining in both a formal and informal capacity. The house is approached via a set of electric gates and a sweeping drive which leads on to gravelled parking area. The front door to the house leads you to a welcoming entrance hall. This central space gives direct access to many of the formal rooms and includes a wood burner and access to both the sitting room, dining room and a passage to the drawing room. The stone staircase is of particular merit and gives a sense of elegance which is echoed throughout the house.



Hilmarton Manor.

Both the sitting room and drawing room have direct access to the garden with original bay windows and south-west facing orientation ensuring these rooms are flooded with natural light. Furthermore, working fires and views over the gardens mean these rooms are enjoyed all year round. The dining room makes for perfect formal entertaining with views to the side of the house and a working fireplace. At the rear is an exceptional handmade kitchen complete with integrated appliances and an electric four door Aga. A central breakfast bar ensures this is a sociable family space and on a practical level the room further benefits from an

adjoining well-appointed utility room and direct access to the central courtyard. Leading on from here is a breakfast room at the rear which is a great space for informal dining. The back hall at the rear of the house leads out into a sheltered courtyard garden which gives access to a fully fitted and integrated outdoor kitchen and bar area, as well as a gym and a cinema room. The gym has access to both front and rear gardens and bifolding doors leading out onto a large lawn area and lake beyond. The cinema room has been beautifully finished and includes integrated surround sound, mood lighting and enhanced acoustics.



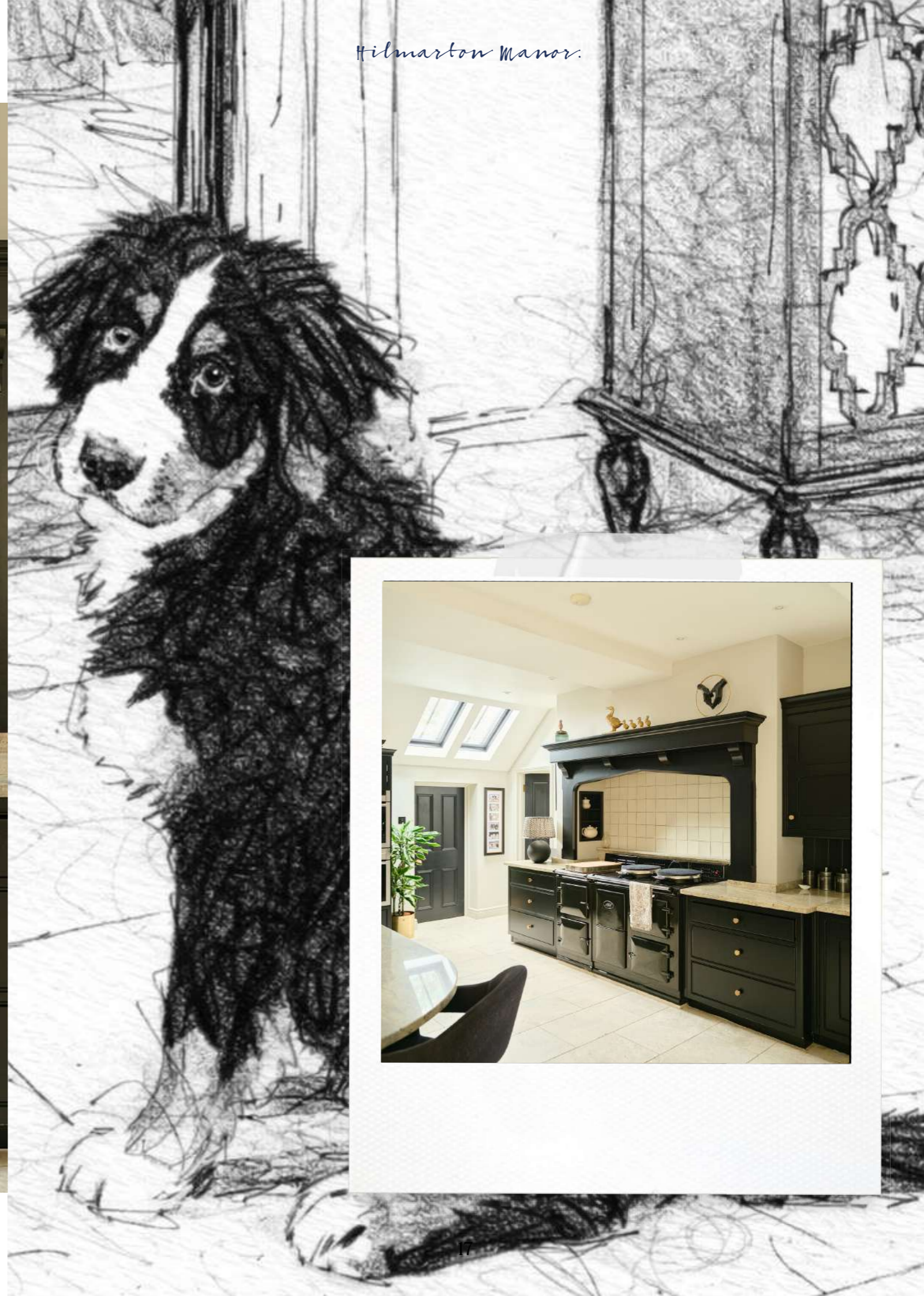




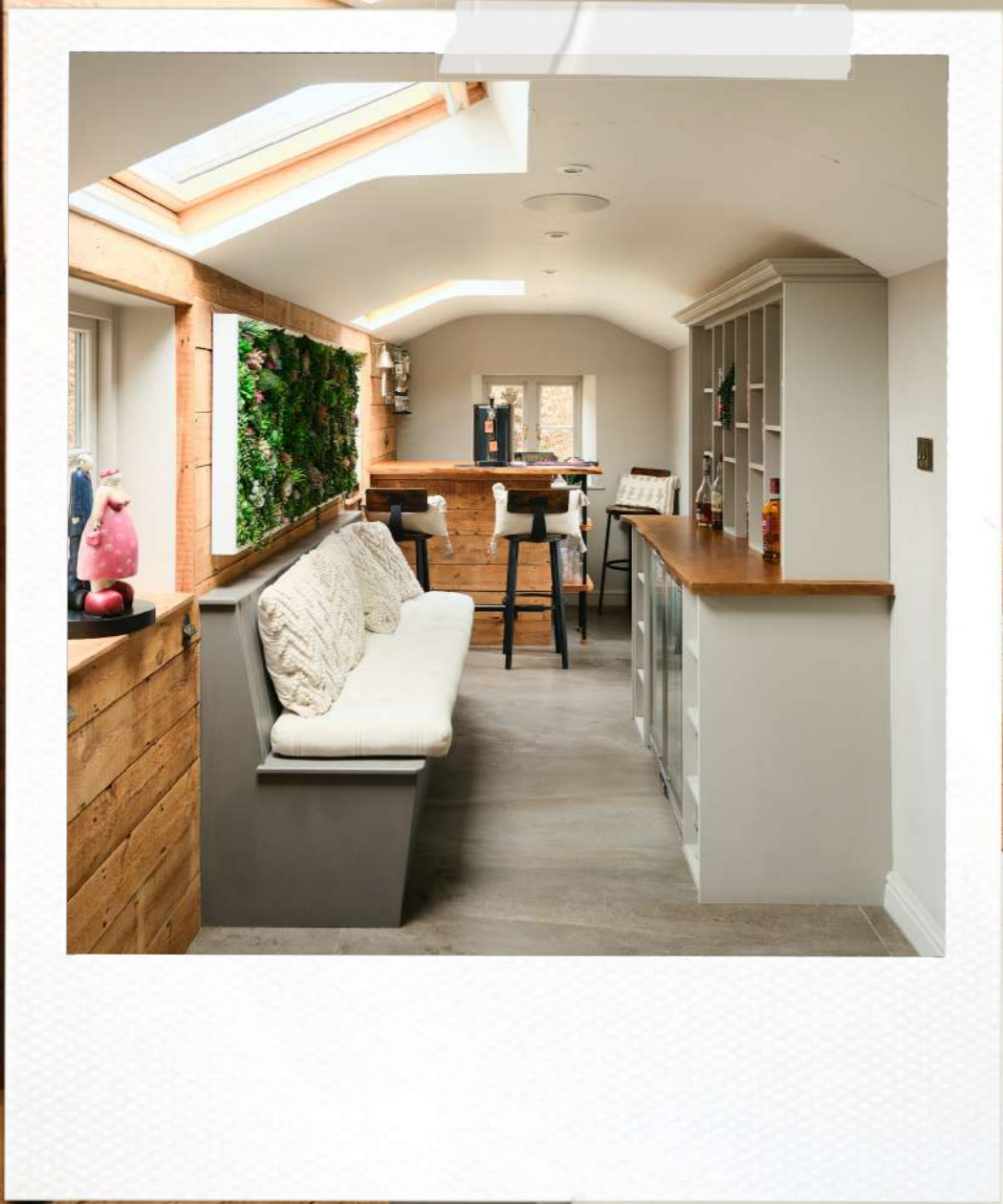
Hilmarton Manor.



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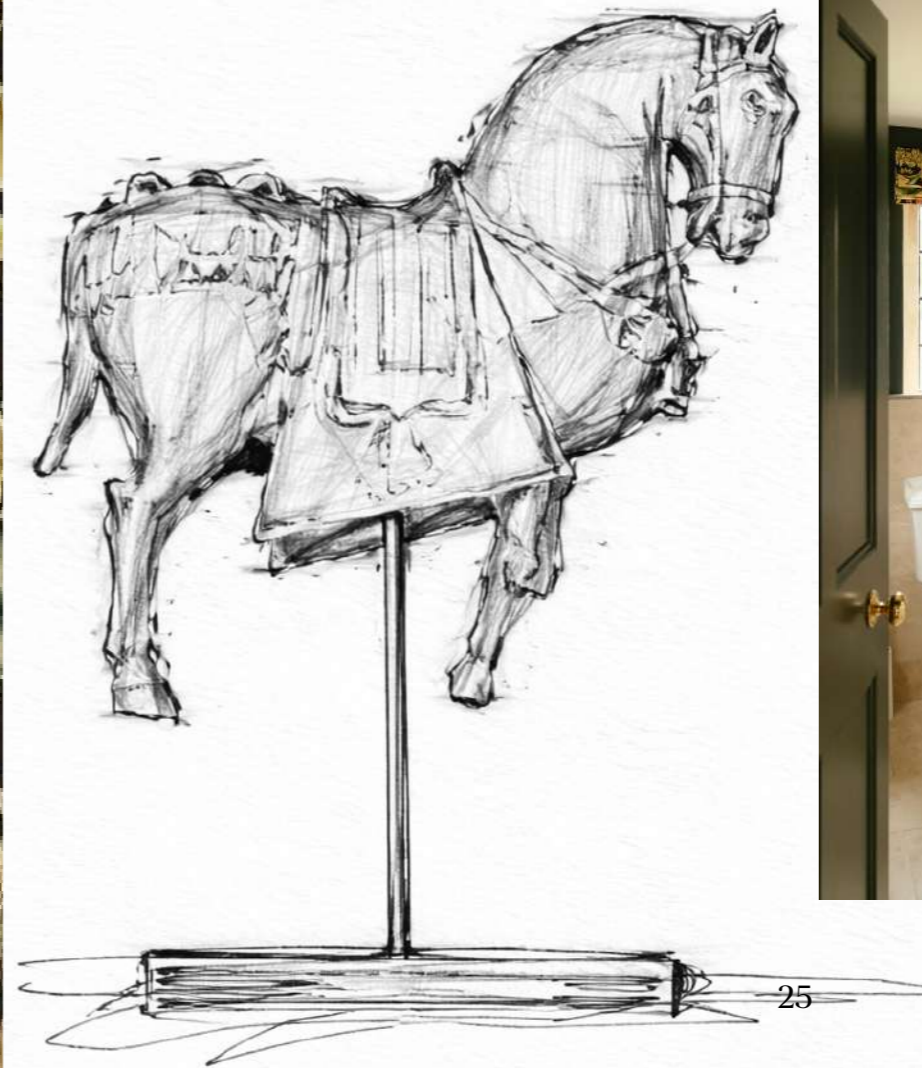
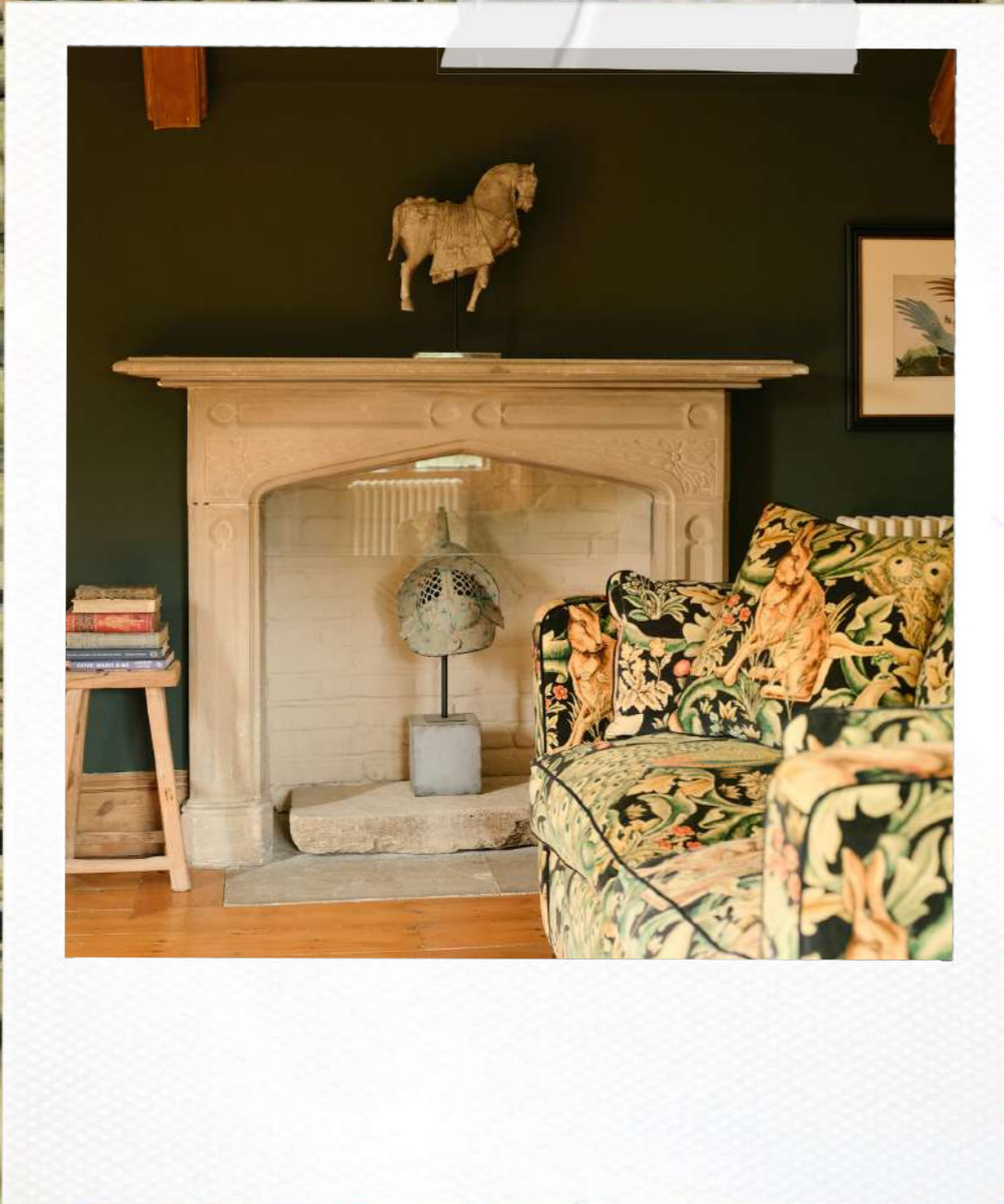
The bedroom accommodation is very well balanced with the principal bedroom suite situated in its own wing of the house giving complete privacy. The room includes large fully fitted cupboards and access to an exceptional bathroom.

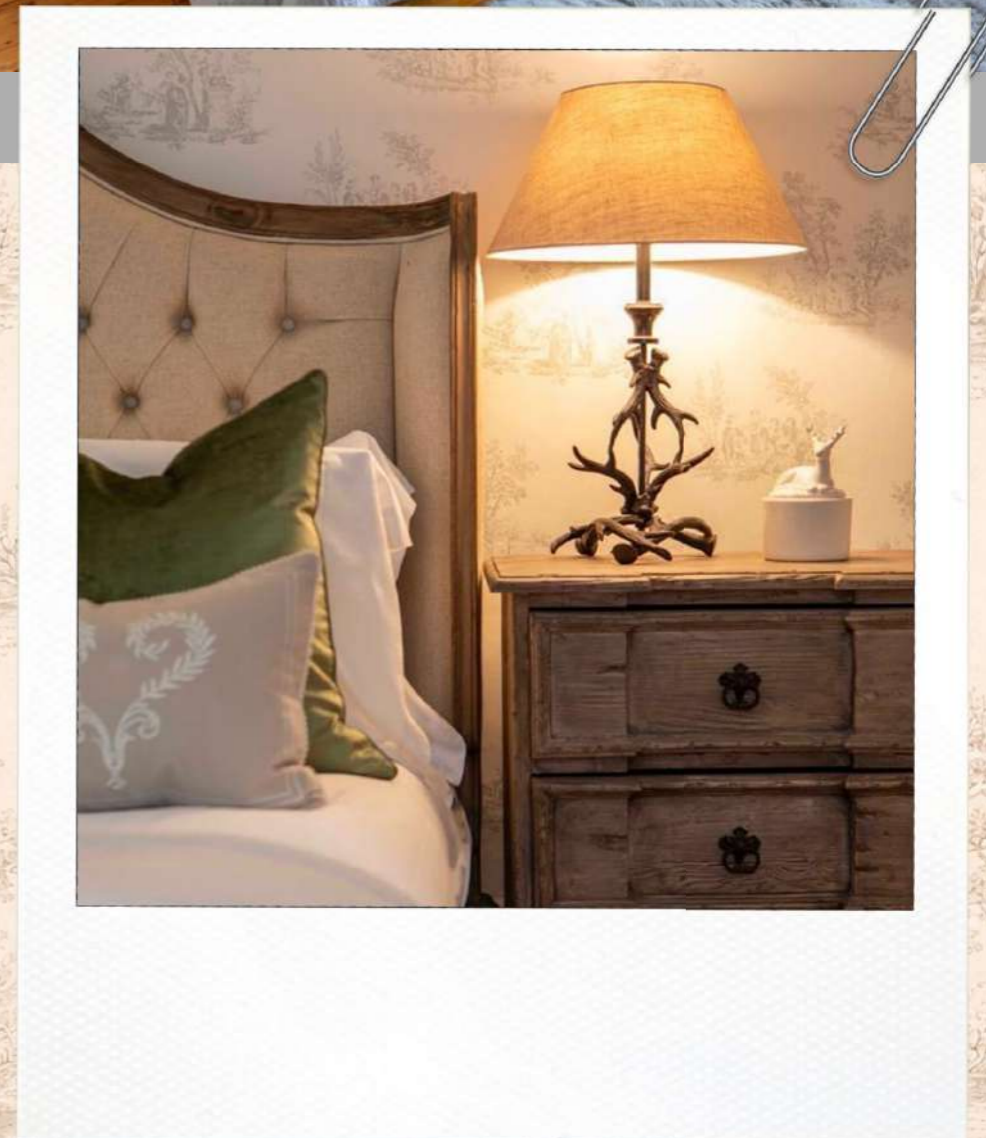
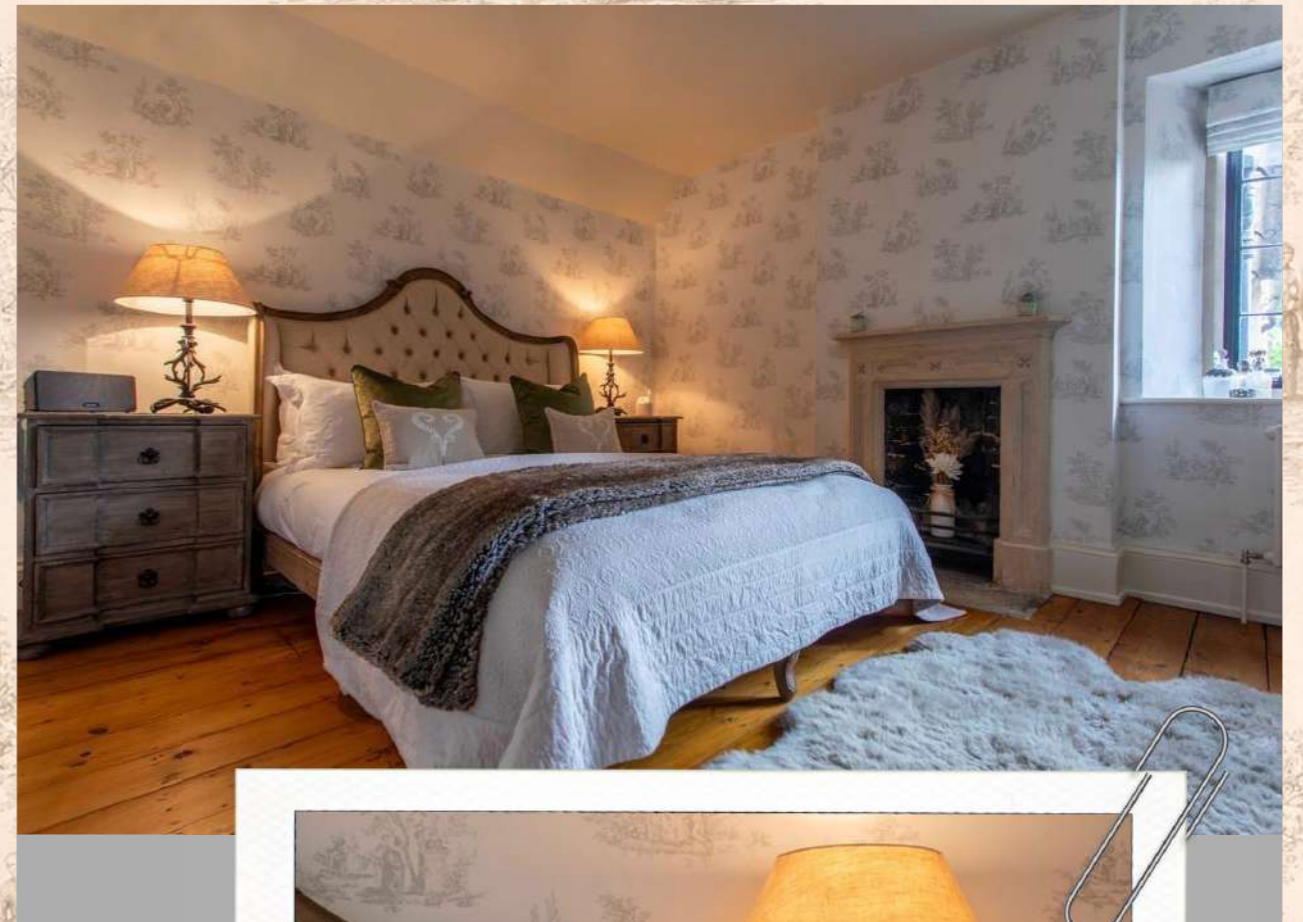
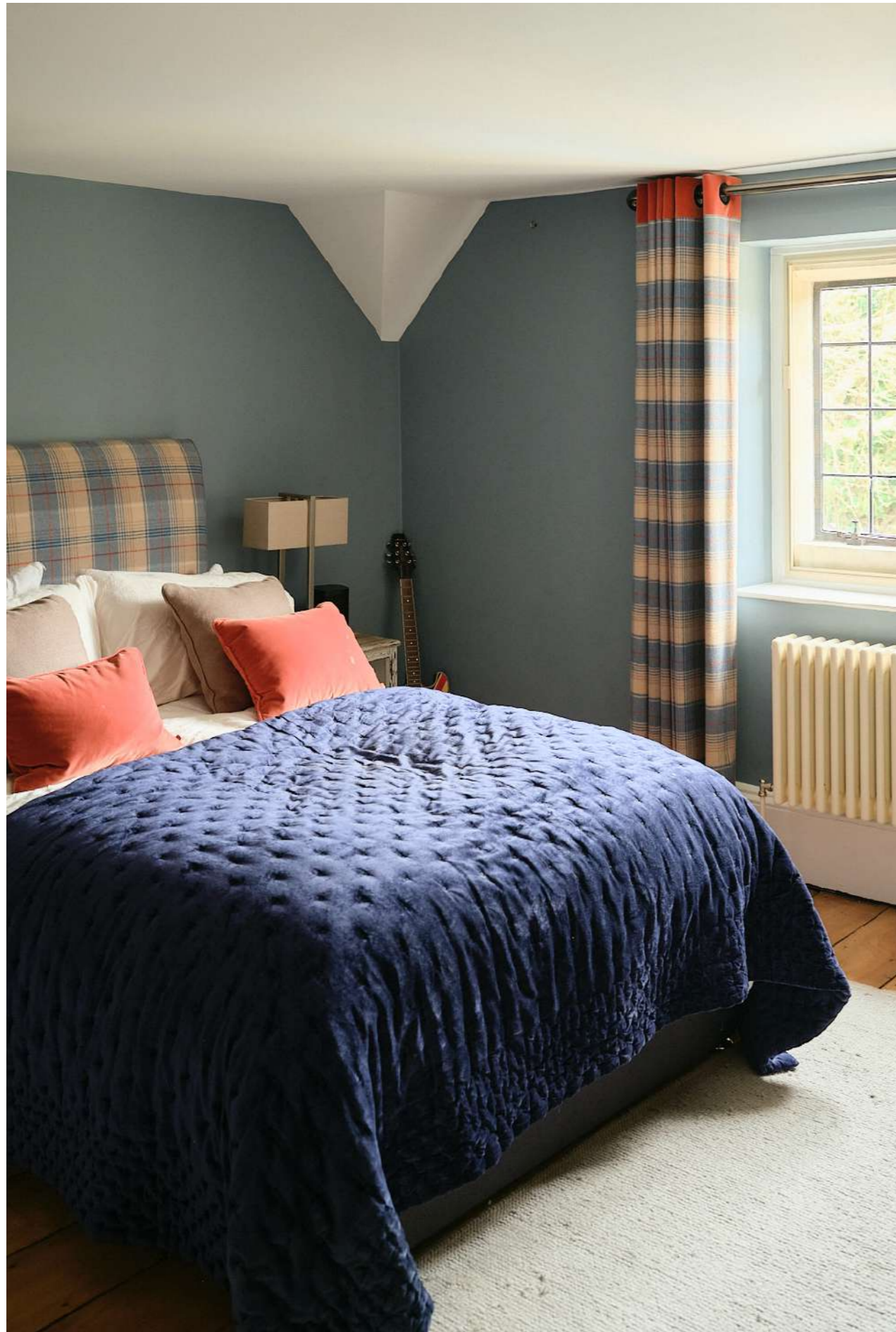
In addition, there are a further six bedrooms and four bathrooms all of which are well proportioned and benefit from different views of the gardens, grounds and beyond.

Due to its orientation the entire house has great levels of natural light, with good ceiling heights ensuring an airy feel throughout.

The flow of accommodation is particularly impressive and leaves no doubt that this is an exceptional country house which through thoughtful care and attention has been brought up date, providing all the modern comforts of the 21st century.











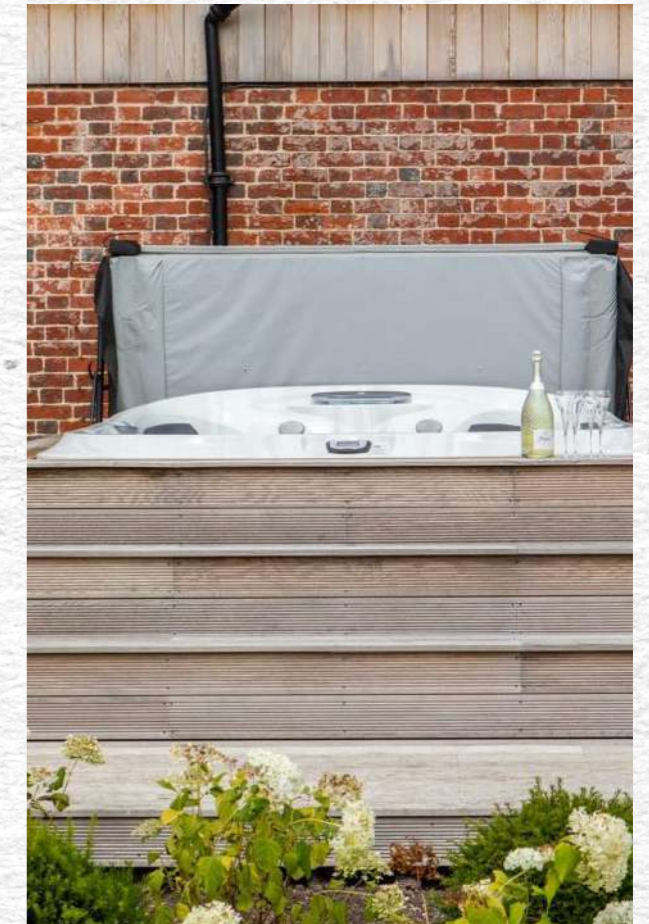
GLORIOUS GARDENS & GROUNDS

'The exceptional quality of Hilmarton Manor continues on the outside of the property.'

Arranged over just over 4.5 acres there are many of the period features to the garden that one would expect from a house of this era. Included in this is an exceptional walled garden which has been beautifully looked after and cared for by the current owners. A range of formal borders and mature trees bring colour

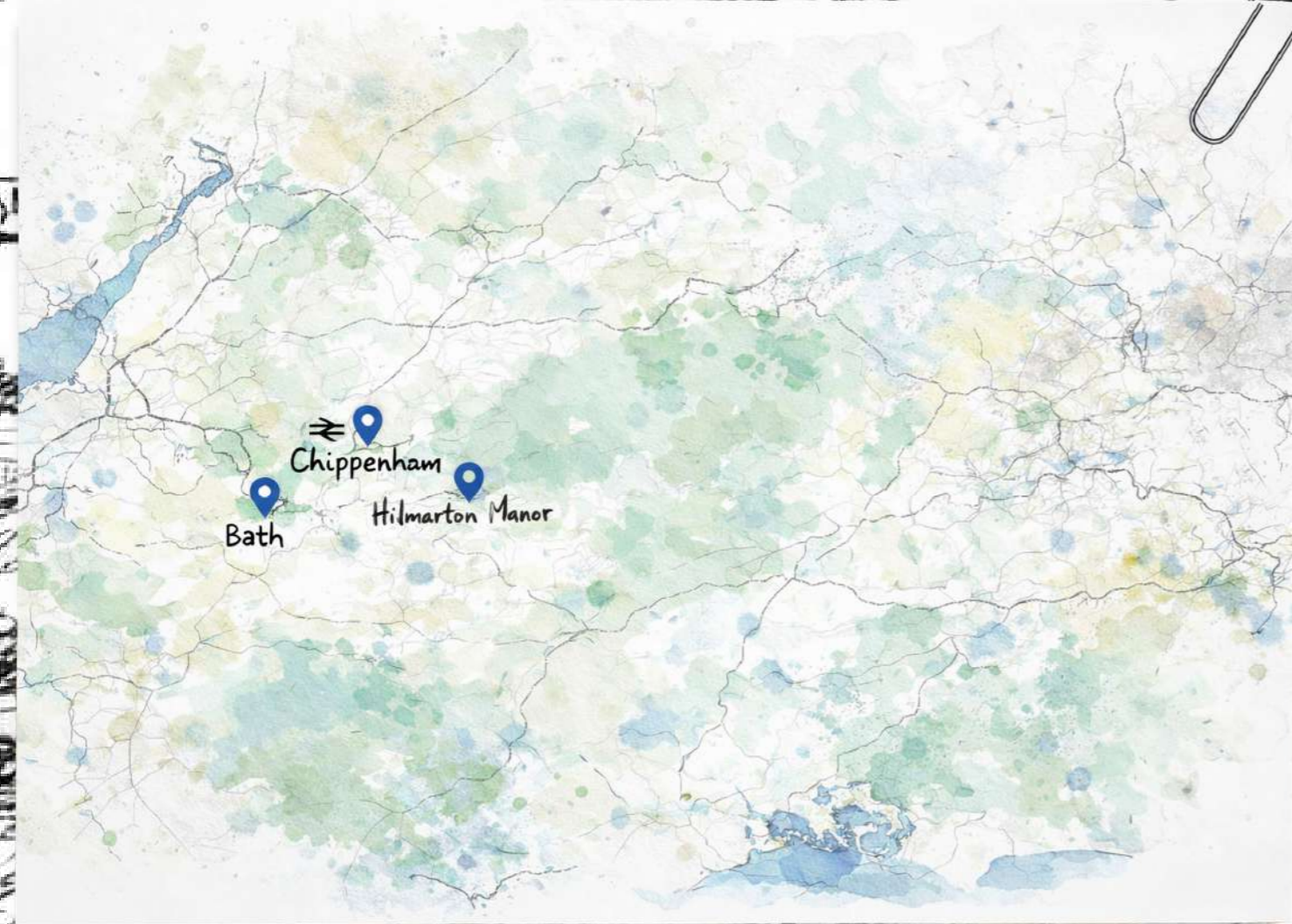
and structure, with a cutting garden and kitchen garden providing abundant flowers and vegetables. In addition to these there are large areas of lawn, a beautiful natural swimming pond complete with a sauna in the middle, and even a rare and original Shell house.







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Calne 3 miles | Chippenham Railway station 10 miles | Swindon Railway station 13 miles | Bath 24 miles | M4 Junction 16 10 miles | Heathrow T5 77 miles

(Distances and times approximate)

Living in Wiltshire!

Hilmarton Manor is perfectly positioned in the heart of Wiltshire and on the edge of the North Wessex Downs, an area of outstanding natural beauty offering endless country pursuits on your doorstep.

Tucked away from any significant roads and yet within easy striking distances of the large connections of both Swindon and Chippenham.

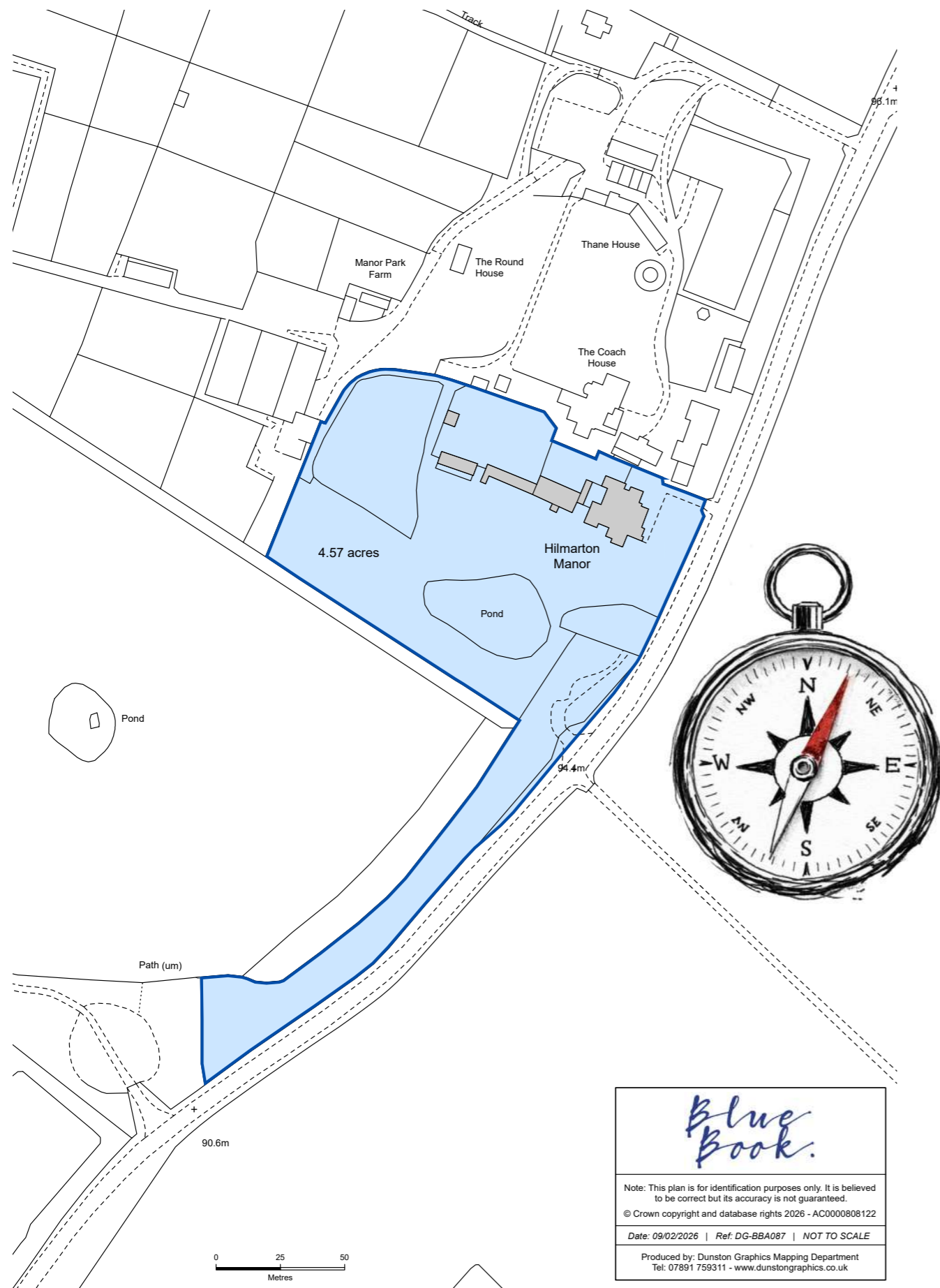
Calne provides excellent day to day shopping with Tesco and Sainsbury's supermarkets, whilst to the east is the popular town of Marlborough, providing further shopping as well as many coffee shops and interesting boutiques alongside well-known brand names.

Bowood House, a short distance away, has an eighteen-hole golf course and a popular children's adventure playground.

TRANSPORT

Despite its rural location the property could not be better placed for communication links and lies approximately 10 miles from junction 16 of the M4, which provides fast access to the A34/

M40, central London and Bristol. Regular commuter trains run from nearby Chippenham and Swindon (fast train is just 50 minutes into London Paddington).





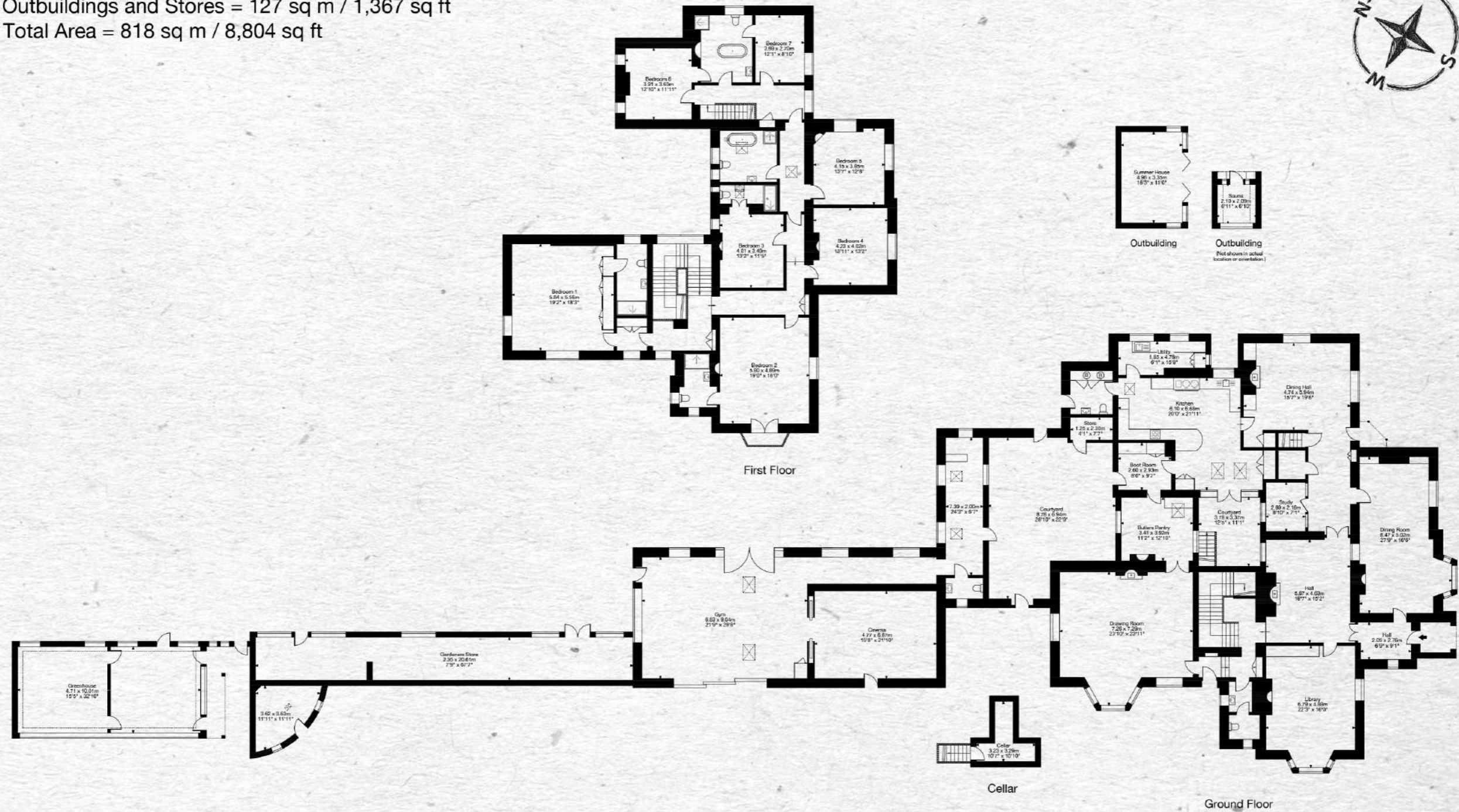
Hillmarton Manor, Hillmarton, Calne SN11 8SB

Gross Internal Area (Approx.)

Main House = 691 sq m / 7,437 sq ft

Outbuildings and Stores = 127 sq m / 1,367 sq ft

Total Area = 818 sq m / 8,804 sq ft



Capture Property Marketing 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

Capture.



PROPERTY INFORMATION

Services: Mains electricity and water, private drainage, oil-fired central heating.

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

Tenure: Freehold

Local Authority: Wiltshire Council (tel 0300 4560100)

EPC Rating: E

Council Tax Band: H

What3Words: ///leopard.nightcap.mimic

Postcode: SN11 8SB

Viewings: All viewings must be made strictly by appointment only through the vendors agents.

IMPORTANT NOTICE:

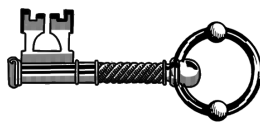
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