

RAWLINGSWELL

St Martins, Marlborough, Wiltshire



A RARE OPPORTUNITY TO OWN ONE OF MARLBOROUGH'S MOST REMARKABLE HIDDEN PROPERTIES.

Set within over 7 acres of enchanting grounds, this exceptional family home offers a high degree of privacy and yet is just a short walk from the High Street. Offered for the first time since the 1960s.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Sitting room | Study | Utility room | Pantry | Cloakroom | Stores

First Floor: Principal bedroom with adjoining bathroom | Three further bedrooms | Two bathrooms | WC

Second Floor: Bedroom | Playroom/studio/bedroom | Store room

Cottage: Sitting room | Kitchen/breakfast room | Two bedrooms | Shower room | WC

Double Garage | Garden stores

Swimming pool with pool house | Mature garden, grounds and ponds

In all about 7.05 acres

Distances: Great Bedwyn 7 miles (London Paddington 75 minutes), M4 J15 8.5 miles, Hungerford 10 miles (London Paddington 65 minutes)
Swindon 12 miles, Newbury 20 miles, Bath 47 miles (All distances and times are approximate)

LOCATION

Rawlingswell is a fascinating property in an elevated position with views over its extensive gardens and grounds, possibly the largest private garden in Marlborough, just a short walk from the High Street of this popular market town.

The town has a wide range of restaurants, coffee shops and boutiques, and extensive other retail and leisure facilities, including Waitrose and Tesco supermarkets. Marlborough also has a weekly market.

There is a leisure centre in the town while the golf and tennis clubs lie to the north side. The nearby Marlborough Downs and ancient Savernake Forest offer an extensive network of footpaths and bridleways, providing superb opportunities for walking and riding.

The larger commercial centres of Swindon and Newbury offer a wide selection of shops and recreational facilities.

There is a highly regarded selection of both state and independent schools in the area, including Pinewood, St Francis, Dauntsey's, St Margaret's, St John's Marlborough and Marlborough College.

Communication links are excellent, with convenient access to the M4 (Junction 15) and regular train services to London Paddington from Great Bedwyn, Hungerford or Swindon.



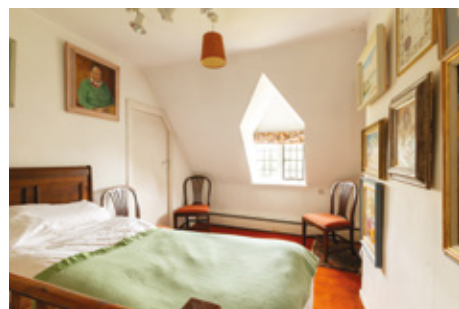
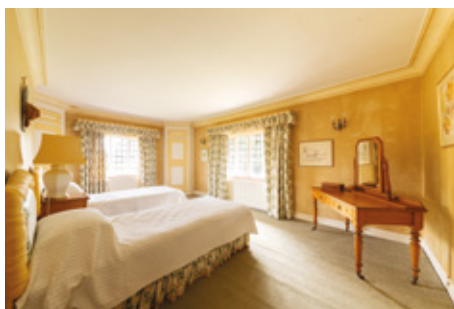
THE PROPERTY

Rawlingswell is a substantial Arts and Crafts house dating from the 1930s, occupying a wonderfully private setting at the end of a no-through lane. Having been in the same ownership for over 60 years, the property represents a rare opportunity to acquire an important family home with exceptional potential for updating and modernisation.

Despite its discreet approach, the house enjoys an elevated position overlooking its mature gardens and grounds, which fall gently away to the south. The setting creates a remarkable sense of seclusion and tranquillity, while remaining conveniently placed within the town.

Extending to over 4,400 sq ft, the principal house offers well-proportioned accommodation arranged over three floors. An impressive reception hall forms the heart of the house, leading to a series of generously sized reception rooms including a drawing room, sitting room and formal dining room, all enjoying attractive views over the gardens. The kitchen is complemented by a breakfast room, utility room, pantry and ancillary storage areas.





The upper floors provide extensive family accommodation, with four bedrooms arranged across the first floor. The principal bedrooms are particularly generous in scale.

The second floor provides a characterful open-plan space, naturally divided into three distinct zones. Currently laid out as two bedrooms with sitting area, historically loved as children's quarters, it offers brilliant flexibility as a studio, nursery floor or playroom. Throughout, the house retains the character and proportions typical of its Arts and Crafts heritage and offers scope for enhancement.



The Garden House



The Garden House

In addition to the principal residence is a detached two-bedroom cottage, constructed approximately 15 years ago. Presented in good order and arranged over two floors, it provides ideal ancillary accommodation for guests, extended family or staff.

The grounds are a particular feature of Rawlingswell and create an oasis-like environment. The gardens immediately surrounding the house are interspersed with well-stocked borders, terraces and areas of lawn, while beyond lie a large pond and woodland extending to the south. A swimming pool with pool house enhances the leisure offering, and there is ample space for the creation of a tennis court, subject to any necessary consents.





A substantial garage and extensive parking complete this highly unusual property, which combines privacy, scale and considerable potential within a convenient town setting.

PROPERTY INFORMATION

EPC band: House - E Cottage - C

Local Authority: Wiltshire Council

Council Tax band: H

Services: Mains electricity, water, gas and drainage.

Postcode: SN8 1AU

What3words: ///amphibian.handlebar.charm

Tenure: Freehold

VIEWING

Viewing by prior appointment only with the Agents.



Approximate Gross Internal Area
House: 409sq.m. or 4403sq.ft.
Garage: 36sq.m. or 388sq.ft.
Cottage: 76sq.m. or 818sq.ft.
Pool House: 19sq.m. or 205sq.ft.
Total: 540sq.m. or 5814sq.ft.

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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