The Old Vicarage
Burbage, Marlborough, Wiltshire
The Old Vicarage
Burbage, Marlborough, Wiltshire

An imposing former Victorian vicarage offering superb family accommodation.

- Pewsey 5 miles (London Paddington 65 minutes), Marlborough 6 miles, Hungerford 10 miles, M4 (Junction 14) 13 miles, Newbury 19 miles
  (All distances and times are approximate)

Reception hall | Drawing room | Dining room | Kitchen/Breakfast room | Sung | Study
Utility room | Cloakroom | Cellar with boiler room

Principal bedroom with adjoining bathroom and dressing area | 2 Further bedrooms with adjoining bathrooms
4 further bedrooms | Family bathroom | Large attic room with potential

Indoor swimming pool and spa complex | Gym | Home office with adjoining kitchenette | Garage/store

Attractive mature gardens with enclosed terrace | Orchard

In all about 1.43 acres

Hungerford
Ramsbury House, 22 High Street
Hungerford, Berkshire RG17 0NF
Tel: 0+44 1448 757801
mark.potter@knightfrank.com

Country Department
55 Baker Street
London, W1U 8AN
Tel: +44 20 7861 1080
edward.cunningham@knightfrank.com

knightfrank.co.uk
Situation

The Old Vicarage lies on the edge of Burbage, an Area of Outstanding Natural Beauty bordering the Savernake Forest with good local amenities, including a primary school, village shop, post office, pub and a doctor’s surgery.

The delightful market town of Marlborough is only 6 miles away, with its excellent shopping, restaurants, cafes and cinema.

The M4 (Junction 14) is about 13 miles away and provides fast access to London, Heathrow and the motorway network together with the larger commercial centres of Swindon, Newbury and Andover have mainline train stations with lines into Paddington and Waterloo taking around an hour.

The area is well known for its schools, including Marlborough College, Dauntseys, St Francis Pewsey, St Mary’s at Calne and St. Johns in Marlborough, but to name a few.

The Old Vicarage

The Old Vicarage is a stunning former vicarage which lies adjacent to All Saints Church, although hidden from view. Designed by the famous British architect, Sir Thomas Henry Wyatt, it was the vicar’s primary residence until sold in 1967.

The house is approached through ornate iron gates with a sweeping driveway enclosed by mature trees, hedging and a large gravelled parking area.

Completely refurbished, the house has been tastefully designed with a classic style throughout yet retains much of its original character and charm. The elegant reception hall leads to the principal reception rooms which include a classic drawing room and dining room, ideal for entertaining on a grand scale. In addition, there is a study and cosy snug with French doors leading out onto a walled courtyard. The rooms have attractive fireplaces and large mullion windows overlooking the gardens.

The kitchen has been fitted with bespoke cabinets and an Aga. Opposite the kitchen is the well-fitted utility room. Adjacent to the back stairs is access to the large cellar.
From the spacious first floor landing, there is access to the principal bedroom suite with its excellent adjoining bathroom and dressing area above. There are two further bedroom suites with adjoining bathrooms, four further bedrooms and a family bathroom arranged over the first and second floors. The large attic could provide further accommodation if required. All the rooms are well proportioned with high ceilings and plenty of natural light.
Approximate Gross Internal Floor Area
House: 470sq.m. or 5059sq.ft.
Attic Space: 87sq.m. or 937sq.ft.
Outbuilding: 176sq.m. or 1895sq.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.
Lying to the east of the house is the stunning indoor swimming pool complex. This includes a saltwater pool and spa, as well as a separate gym. There is also a home office with a kitchenette. Adjoining this is a garage that subject to the necessary planning consents, could be converted into a bedroom to create a self-contained cottage.

The house stands centrally within its mature grounds, with good garden views from the principal rooms and gravel terrace pathways. The gardens are mainly laid to lawn with mature trees and borders. A delightful walled courtyard to one side provides an ideal location for summer dining. There is also an orchard with a good array of fruit trees including apple, pear, quince, peach and a medlar tree.

**Services**
Mains electricity, water and drainage. Oil heating. Oil heated swimming pool.

**Local Authority**
Wiltshire Council

**EPC Rating**

E
Fixtures and Fittings

Items regarded as fixtures and fittings including carpets and blinds are initially excluded from the sale although certain items may be available by separate negotiation.

Viewings

Strictly through the selling Agent, Knight Frank

Directions (SN8 3AG)

From Newbury, take the A4 to Hungerford, then the A338 Salisbury Road for approximately 9 miles until you reach the roundabout in Burbage. Take the fourth exit into Burbage and follow the High Street for approximately half a mile. Turn left onto Taskers Lane and then the third right onto Eastcourt. The Old Vicarage can be found in the centre of the village on your right-hand side, beside All Saints Church.