

# Green Hall, East Grafton, Marlborough, Wiltshire

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# An attractive Grade II listed Georgian village house with lovely gardens and **spectacular party barn.**

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## Summary of accommodation

Entrance hall | Drawing room | Sitting room/study | Kitchen/dining room | Office | Orangery | Cloakroom | Flower room | Boiler room | Gym | Cellar  
Two cloakrooms

Principal bedroom with adjoining bathroom and dressing room | Further dressing room/bedroom five | Guest bedroom with adjoining bathroom  
Two further bedrooms | Family bathroom

Stunning party barn/cottage, comprising – dining hall and drawing room, kitchen, bedroom and bathroom (planning permission for further bedroom)

Oak frame outbuilding with substantial garaging, workshops, studio, garden store and loft store | Mature garden and grounds 1.91 acres and 1.12 acres of village green

**In all about 3 acres**

## Distances

Pewsey 6 miles, Hungerford 8 miles, Marlborough 8 miles, M4 (J14) 11 miles, A303 13.5 miles

(All distances are approximate)



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## Situation

East Grafton is equidistant from Hungerford, Marlborough and Pewsey at the head of the Pewsey Vale and close to Savernake Forest. The surrounding countryside is undulating farmland rising up to the Downs.

The village is located about 15 minutes drive from the bustling market town of Marlborough with its broad high street market, restaurants, range of shops, including Waitrose and other facilities. Schooling is excellent with Marlborough College, as well as St Johns Marlborough, Dauntseys at West Lavington, St Francis in Pewsey and St Mary's Clane. Pinewood and Farleigh are also popular choices for children living in the Marlborough area.

The house is also well placed for communications being within easy driving distance of Pewsey, Great Bedwyn and Hungerford which provide regular access to Paddington taking about an hour.









## Green Hall

Green Hall is a handsome Grade II listed village house believed to date from 1830 with later additions, remodelled and refurbished to a high standard to create a comfortable family home. An impressive entrance hall opens either side to reception rooms both with fireplaces and good proportions, in addition there is a study and stunning orangery overlooking the gardens. The kitchen/breakfast room with an AGA is the heart of the home with a breakfast area with curved windows and fitted curved wooden shutters to match. There are a number of very useful utility rooms such as the flower room, boiler, laundry, gym and cellar. To the first floor is the generous principal bedroom, overlooking the village green, a large bathroom and two dressing rooms, one of which could be utilised as further bedroom if required. In addition, there is a guest bedroom with bathroom and two further double bedrooms and a family bathroom.



**Approximate Gross Internal Floor Area**  
**451.2 sq m / 4856 sq ft Including Limited Use Area**  
**(0.9 sq m / 10 sq 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.







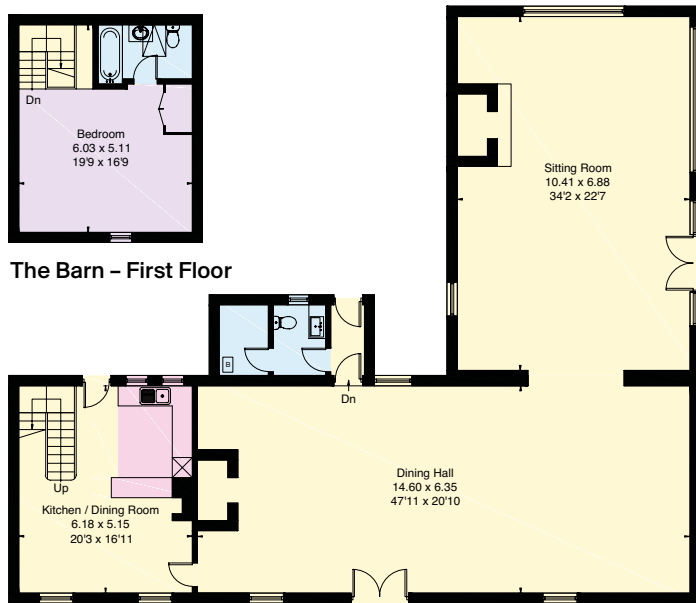


# The Barn

There is a magnificent and substantial barn which currently provides fabulous entertaining space with dining and sitting areas with two fireplaces at each end. It is centrally heated, has masses of natural light and open to the rafters giving a great feeling of space. In addition, there is a cloakroom and access to a large cellar. Further accommodation is provided by a cottage adjoining the barn with living room and kitchen with double bedroom and bathroom above. Planning permission (Wiltshire Council 21/02521/FUL) for a further bedroom.

**Approximate Gross Internal Floor Area**  
240.4 sq m / 2588 sq ft

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(Not Shown In Actual Location / Orientation)







## The outbuilding

To one side of the drive is a purpose built substantial oak framed barn providing car ports, garaging, stores, workshops, cloakroom and machinery store on the ground floor and on the first floor a large room currently used for storage. To one end and accessed by a wooden external staircase is a studio.

## Gardens

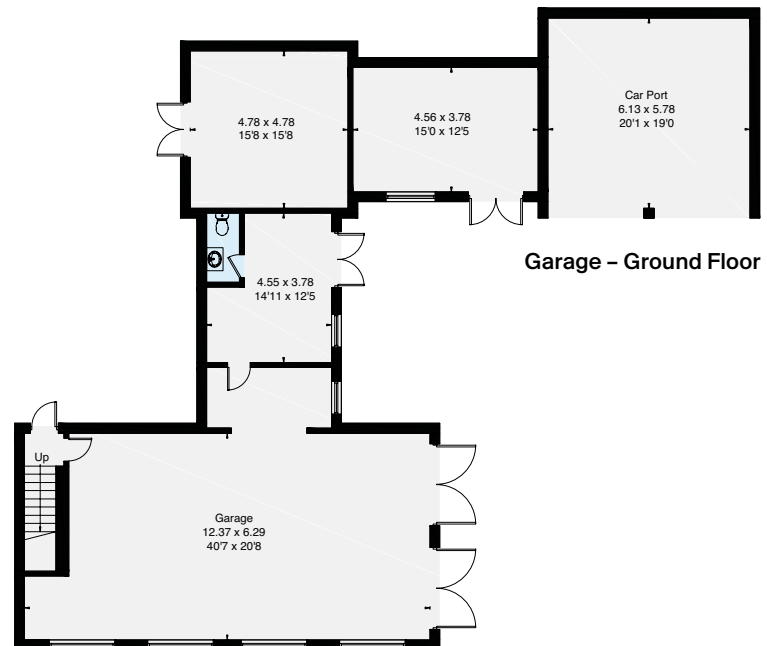
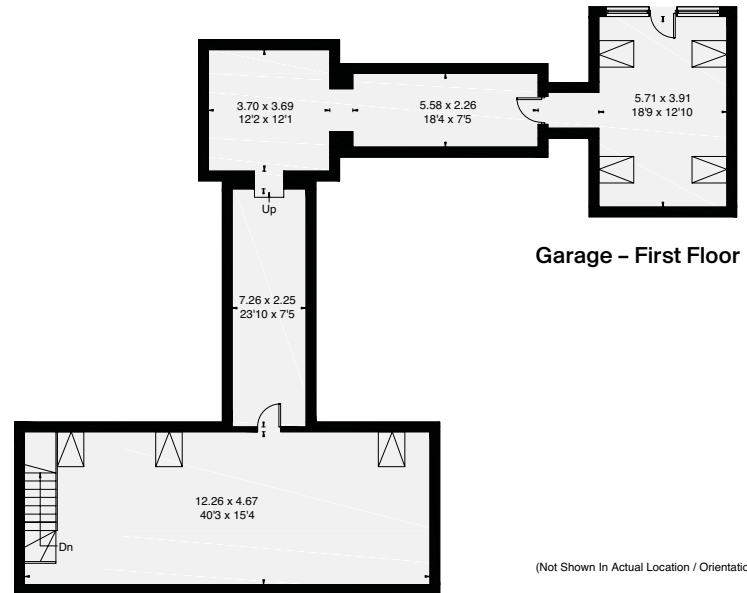
Green Hall is approached via electric gates to a gravelled drive and parking to the rear of the house with a spur off leading to the barn and garaging. The gardens are mature and principally lie to the north and east of the house. The features include formal herbaceous borders, yew hedging, flowering shrubs and trees and a large ornamental pond with breeze. Beyond the formal garden is an area of woodland and a kitchen garden. Pleached limes screen the southern elevation of the house.

## Services

Mains water, electricity and drainage. Oil central heating.

### Approximate Gross Internal Floor Area 278 sq m / 2992 sq ft

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## Directions

SN8 3DB

## What3words

///weary.defended.flippers

## Viewing

Strictly by appointment.

## Property information

**Tenure:** Freehold

**Local Authority:** Wiltshire Council

**Council Tax:** House – Band G

**Barn – Band B**

**Guide price:** £2,850,000



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated December 2022. Photographs dated April 2022.

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