

# Beech Knoll House, Aldbourne, Wiltshire

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A **magnificent family house** set in attractive mature gardens and grounds, close to the centre of a thriving village.

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## Summary of accommodation

### Beech Knoll House

Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Snug | Billiard room | Rear hall | Laundry room | Conservatory | WC | Cellars

Principal bedroom with en suite bathroom | Two guest bedrooms with adjacent bathroom | Two further bedrooms with shared en suite bathroom | One further bedroom with en suite bathroom | Study

### The Coach House

Kitchen/dining room | Sitting room | Bedroom | Bathroom

## Gardens and grounds

Gardens | Terrace | Swimming pool | Pool house | Former grass tennis court | Garages

In all about 1.17 acres

## Distances

M4 (Junction 14) 8 miles, Marlborough 8 miles, Hungerford 7 miles (London Paddington from 48 minutes)

Swindon 10 miles (London Paddington from 47 minutes), Newbury 17 miles

(All distances and times are approximate)



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## Situation

The home of the late Richard Price MBE, former Chairman of Bafta, Beech Knoll House is a magnificent family home set in approximately one acre of gardens and grounds, on a quiet lane off the idyllic village green of the popular Wiltshire village of Aldbourne. From its elevated position, the property has wonderful views across its gardens and beyond the village to the Lambourn Downs, part of the North Wessex Downs AONB.

Surrounded by rolling chalk hills, the village of Aldbourne is an attractive, historic village with many facilities: primary school, church, village hall, a post office with café, a small supermarket and several public houses. St Michael's Church, which overlooks the village green, dates back to the 11th century. There are many clubs and groups within the community. Nearby Marlborough and Hungerford provide more extensive facilities, Waitrose and Tesco supermarkets, as well as many coffee shops and interesting boutiques alongside well-known brand names.

Communication links are excellent with the M4 providing easy access to London or the west country. There are excellent rail communications, including services from Swindon to London Paddington, taking approximately 47 minutes.

As well as the primary school in Aldbourne, there are numerous well-renowned schools in the area, including St John's Marlborough, Pinewood Prep and Marlborough College.

## The property

Originally constructed in 1795, Beech Knoll House is Grade II listed and sits within partly walled gardens. The wall enclosing the front garden, which is lit by original Victorian lanterns, is also Grade II listed. The main entrance porch opens on to a hallway with wonderfully high ceilings, which are evident throughout the main house. The hallway leads through to the rear hall, a generous space at the heart of the house.

The dining room has wooden floors and floor-to-ceiling French windows, with original shutters. These open on to the formal lawn with two magnificent copper beech trees, which are believed to be the same age as the house.





The double-aspect drawing room, with fireplace and French windows, commands views over the garden and beyond to the Lambourn Downs. Next to the drawing room is a smaller snug, lined with bookcases and with a Jetmaster grate.

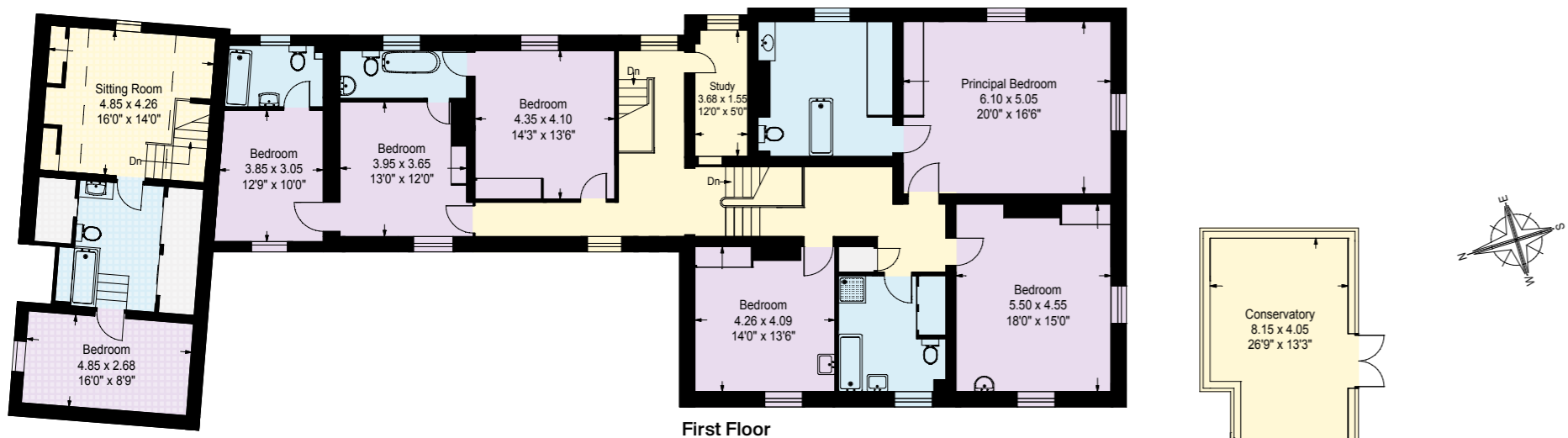
The kitchen/breakfast room is equipped with a gas AGA, a separate oven and a hob, all with a splendid copper hood over. At the further end of the house is a fabulous billiard room with a laundry room off it that opens on to the garden. Leading off the rear hall is an Amdega conservatory, which opens on to the terrace with an ornamental pond and steps down into the main garden. There are stairs down to the cellars, which consist of several rooms with barrel-vaulted ceilings.

Upstairs are six good-sized bedrooms. The principal bedroom, with built-in wardrobes, has a large en suite bathroom and offers uninterrupted views over the surrounding countryside. The two guest bedrooms share an adjoining bathroom. Three further bedrooms have en suite bathrooms, one being shared with Jack and Jill doors. A small study off the landing provides a quiet, private space. In all, the house amounts to 6,792 sq ft, including the coach house and garages.

The property has been within the same ownership for a considerable number of years and would benefit from updating.







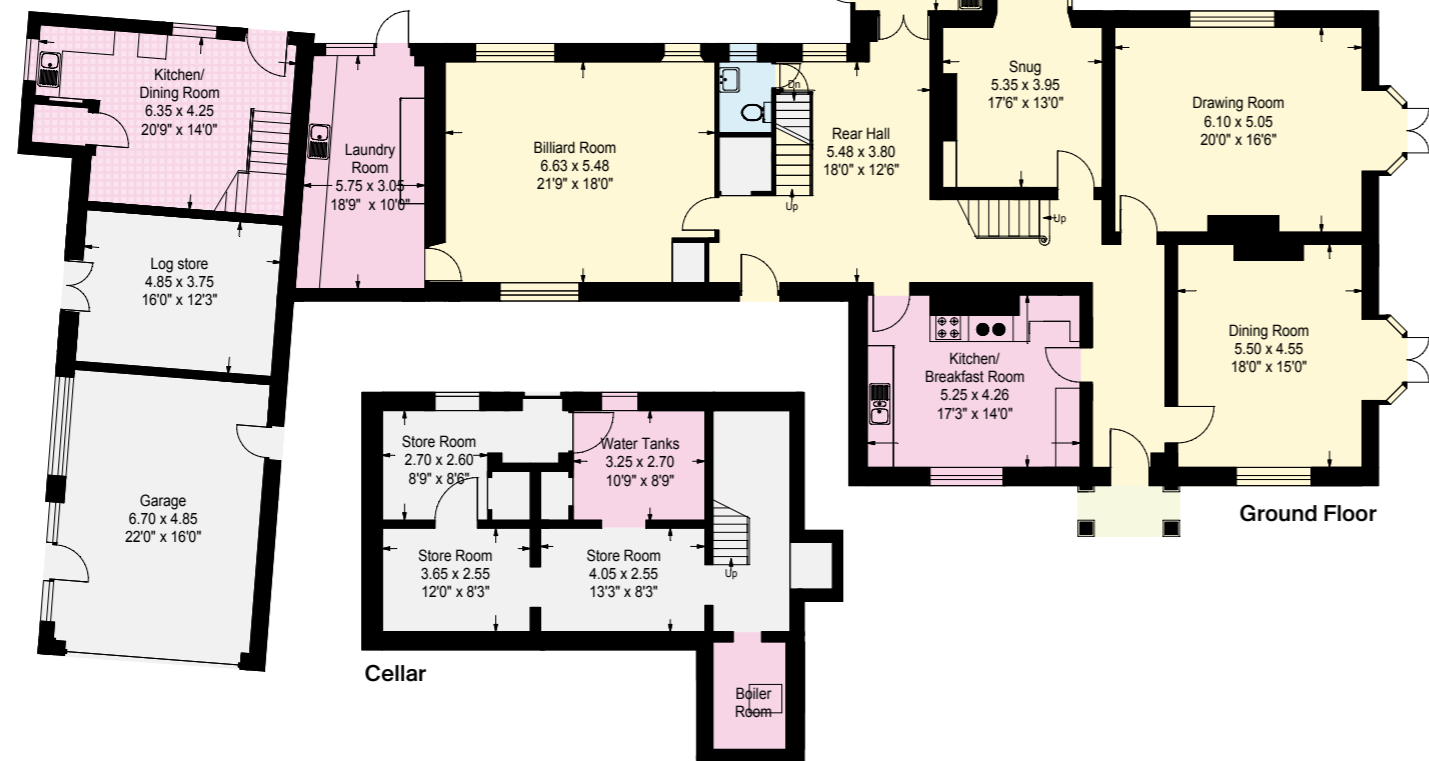
**Coach House Cottage  
(First Floor)**

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

**Approximate Gross Internal Floor Area**  
**House: 519 sq m or 5587 sq ft**  
**Garage & Store: 54 sq m or 581 sq ft**  
**Coach House Cottage: 58 sq m or 624 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.

**Coach House Cottage  
(Ground Floor)**



**Ground Floor**

**Cellar**



### Outside

Set in approximately one acre, the formal garden wraps around the house and is mostly south-east facing. The main lawn has steps down to a former grass tennis court and a walled garden. Within the walled garden there are fruit trees and well-stocked fruit cages. There is a swimming pool with a granary providing a useful changing area.

### Coach House Cottage

Attached to the main house, but with its own entrance, is the Coach House, Grade II listed, which provides a one bedroom cottage to the rear of the garages.

The cottage consists of a kitchen/dining room downstairs and a first-floor sitting room, bedroom and bathroom. The small tower over the Coach House has a 19th century clock, which is now electrified.







## Services

Mains water, electricity and drainage. Gas heating.

## Directions (SN8 2EJ)

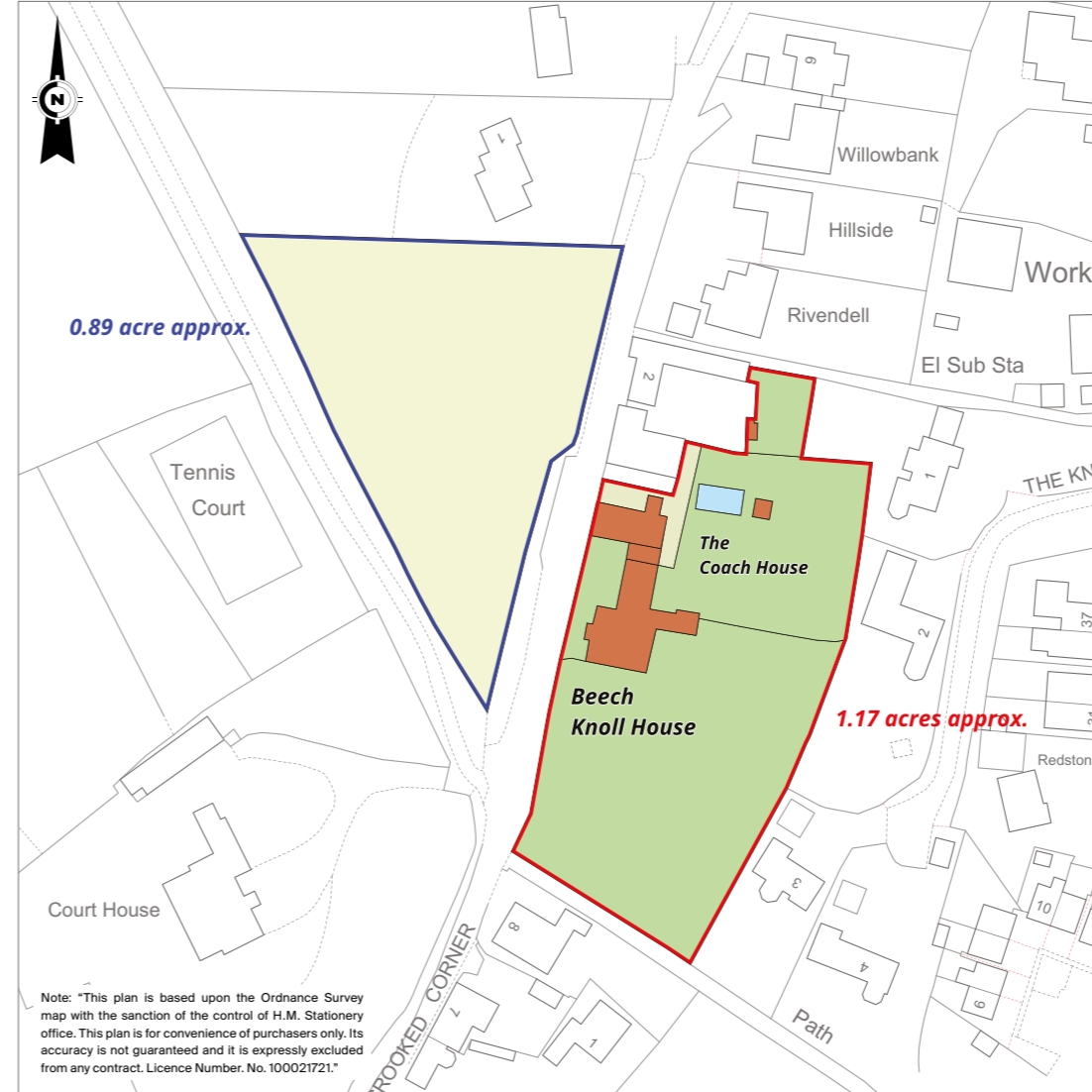
**What3words:** jacuzzi.variances.regularly

## Fixtures & fittings

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

## Viewing

Viewing by prior appointment only with the Agent.



## Property information

**Tenure:** Freehold

**Local Authority:** Wiltshire Council: 0300 456 0100

**Council Tax:** Band G

**EPC Rating:** E

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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