

# Upper Farm

Milton Lilbourne, Wiltshire



 Knight  
Frank



## A charming Grade II listed house dating from the 17th century in a lovely village setting.

Pewsey (London – Paddington from 62 minutes) 1.5 miles, Marlborough 7 miles, Hungerford (London – Paddington 50 minutes) 1.2 miles

Andover 17 miles (London – Waterloo 70 minutes), London 80 miles, M4 (1.5) 5.5 miles

(All distances and times are approximate)

### Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room  
Conservatory | Boot room | Pantry | Boiler room | Cloakroom

**First Floor:** Four bedrooms | Dressing room/bedroom 5 | Study/bedroom 6 | Four bathrooms

**Second Floor:** Two bedrooms

Garden | Garage | Garden machinery store | Store and log store | Stabling  
Tack room | Wine store | Swimming pool | Tennis court

In all about 6,427 sq/ft and 6.89 acres

## Situation

Upper Farm is situated in Milton Lilbourne, within the North Wessex Downs Area of Outstanding Natural Beauty. The village has a church, a village hall and a playground which the property has direct access to. Nearby Pewsey offers a good range of local shopping facilities. The village has views to the hills and there are numerous walks and bridleways within the area, with further walks and cycle rides in the close-by ancient Savernake Forest.

-  The market towns of Hungerford and Marlborough offer more extensive shopping and leisure options, with Newbury, Andover and Salisbury within easy reach.
-  The area has well-regarded state and independent schools. St Francis, Marlborough College, St John's Marlborough and Dauntsey's are nearby, as are Farleigh, St Mary's Calne, Godolphin and South West Wilts Grammar School, but to name a few.

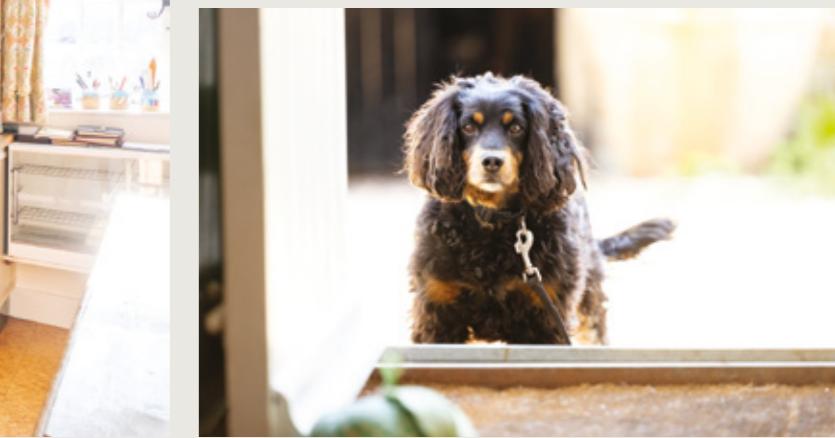


## Upper Farm

This attractive period house is believed to date from the 17th century with later additions. The house has a timbered brick elevation with a tiled roof. Surrounding the house are beautifully laid-out gardens, lawns and a wide variety of flowers, mature shrubs and trees.

The panelled front door leads to a large entrance hall with a glazed door to garden. There is a sitting room with a fireplace flanked by chester-top alcoves, fitted with bookshelves. Off this room is a well-appointed garden room. From the hall is the drawing room with exposed ceiling beams and fireplace as well as the dining room which is connected to the kitchen/breakfast room.

A large, useful boot room, butler's pantry, cloakroom and boiler room complete the ground floor.





The attractive staircase rises from the entrance hall to the landing. The principal bedroom suite has a dressing room and adjoining bathroom. There are a further four bedrooms, two of which are accessed via a secondary staircase rising from the rear passage, and three bathrooms on the first floor.

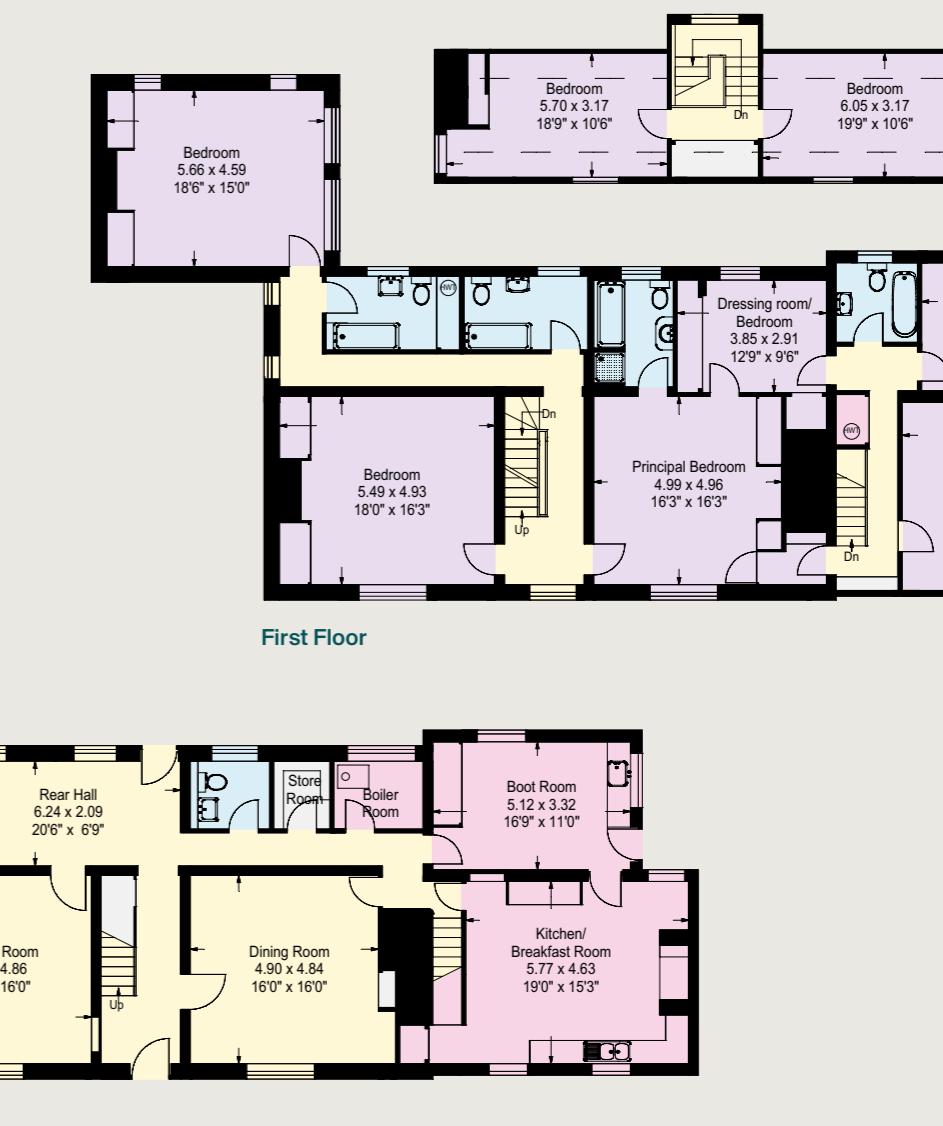
Stairs lead to the second floor where there are two further bedrooms.

To the south of the house is a long thatched building housing a single garage, wood and equipment stores.

There is a garden machinery store, three stables, a tack room and wine store. There is a large thatched dog kennel with a wire run.



Approximate Gross Internal Floor Area  
House: 430sq.m. or 4629sq.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.

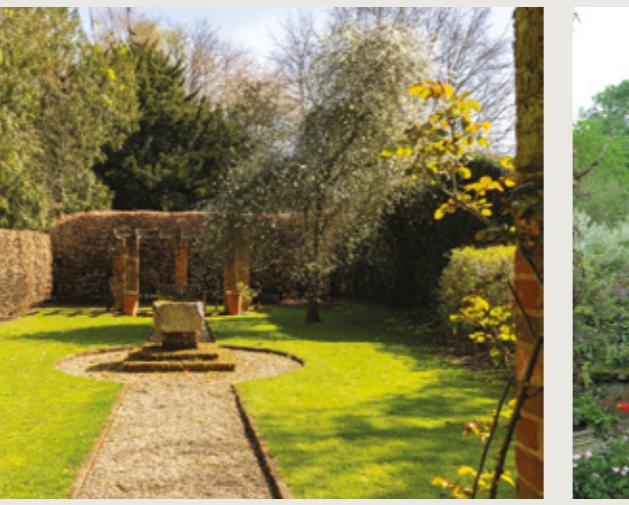
# Outside

The house is approached from the village street by a short gravelled drive. The house, which is itself clad in wisteria, clematis and other climbing plants, is surrounded by an expanse of lawn.

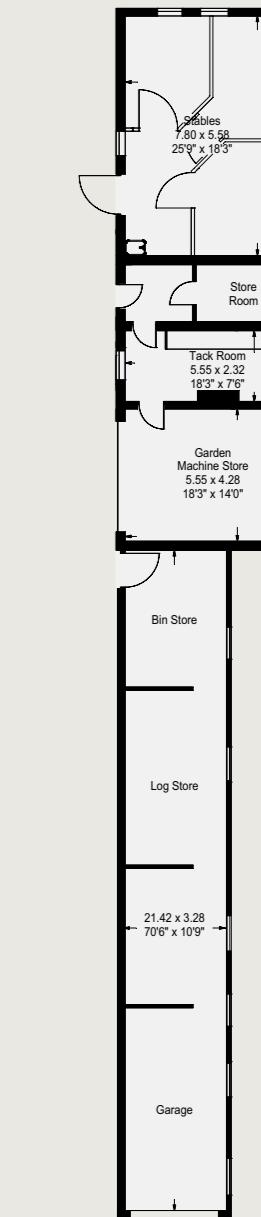
The garden is mainly to the east of the house. There is a wide variety of herbaceous borders, dwarf hedges and flowering cherries. Adjoining this garden and separated by a clipped beech hedge is a further secluded lawned garden with rose and honeysuckle-covered pergola. There is a productive kitchen garden with a greenhouse.

An avenue of crab apple trees leads to an area of woodland, planted with spring bulbs

On the northern side of the property and fronting on to the village street is the orchard which has a wide variety of fruit trees. There is a tennis court, currently unused, and a swimming pool with air source heating. There are well-fenced, level paddocks extending in all to about 4.96 acres, providing excellent grazing



Approximate Gross Internal Floor Area  
Outbuilding: 617 sq.m. or 7198 sq.ft.





A pair of semi-detached cottages, available by separate negotiation.

These cottages are situated on the opposite side of the street from Upper Farm. They comprise one and two bedrooms.

## Property Information

### Services

Mains electricity, water and drainage. Oil heating.

### Tenure

Freehold

### Local Authority

Wiltshire Council

### Council Tax

Main House - Band H

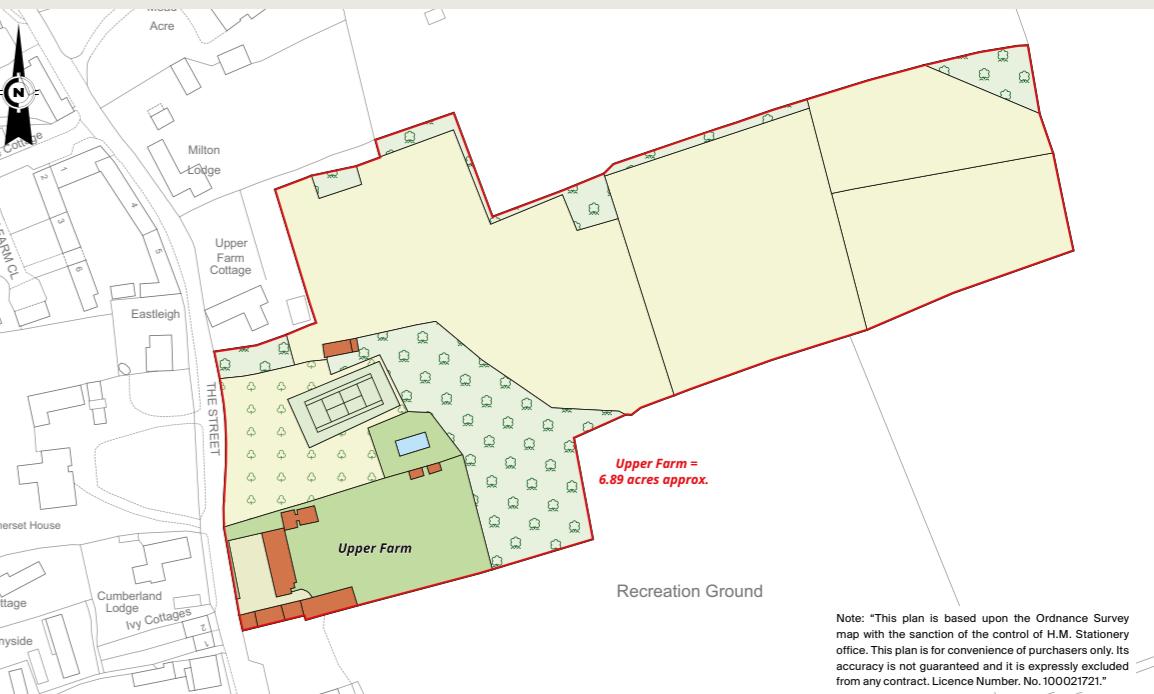
### EPC Ratings

Upper Farm - F

### Directions

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