

Sherbourne House

Milton Lilbourne, Wiltshire





A magnificent and well-appointed Regency style house with magical waterside gardens.

Pewsey 1.5 miles (London Paddington from 62 minutes) , Marlborough 7 miles, Hungerford 12 miles,
Andover 17 miles (London Waterloo from 70 minutes), London 80 miles, M4 15.5 miles
(Distances and times approximate).



Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Utility room | Coat room | Cloakroom

First Floor: Principal bedroom with adjoining bathroom and walk-in wardrobe
Four further bedrooms two with adjoining shower rooms | Bedroom/gym | Family bathroom

Second Floor: Two bedrooms | Study/bedroom | Large bathroom

Garden and Grounds

Garaging for five cars | Workshop | Garden store

Formal garden | Landscaped grounds and ponds

In all about 2.45 acres

Situation

Distances are approximate



M4 (J15) 15.5 miles

A303 14 miles



Bristol Airport 66 miles

London Heathrow 67 miles



Direct train services to London Paddington from Pewsey and to London Waterloo from Andover



St Francis

Farleigh School

Dauntsey's

St Mary's Calne

Marlborough College

St John's Marlborough

Godolphin

Stonar School

South West Wilts Grammar School



Milton Lilbourne has a church and a village hall. Shopping and recreational needs can be found in Pewsey with more extensive services in nearby Marlborough



The Parade Cinema at Marlborough

Museums and theatres at Salisbury



There are numerous walks and bridleways within the area with further walks and cycle rides in the close-by ancient Savernake Forest.



Sherbourne House

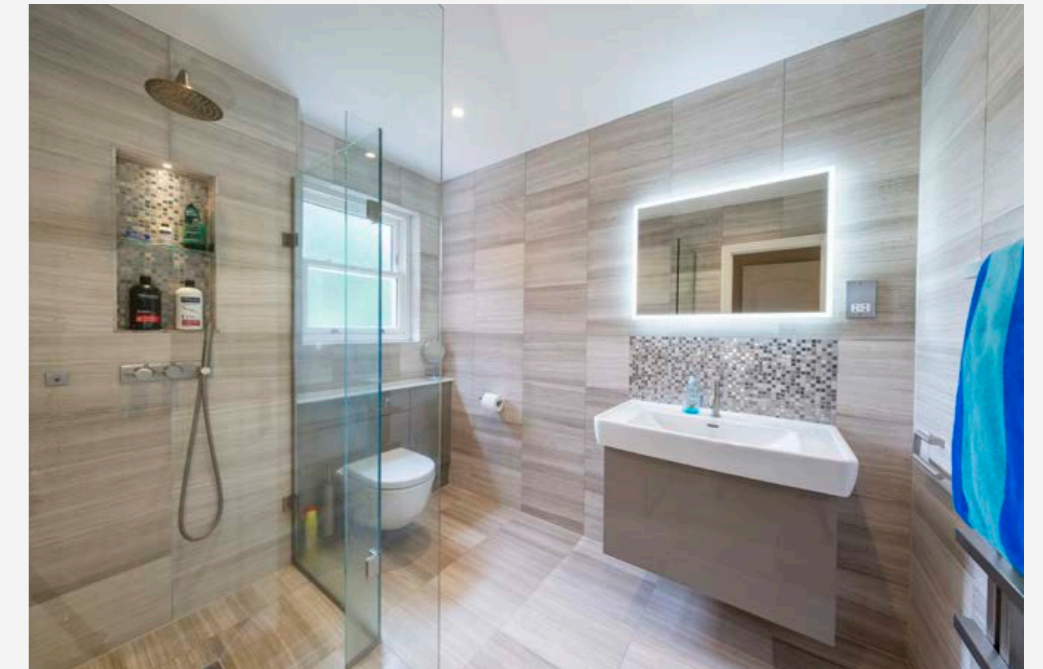
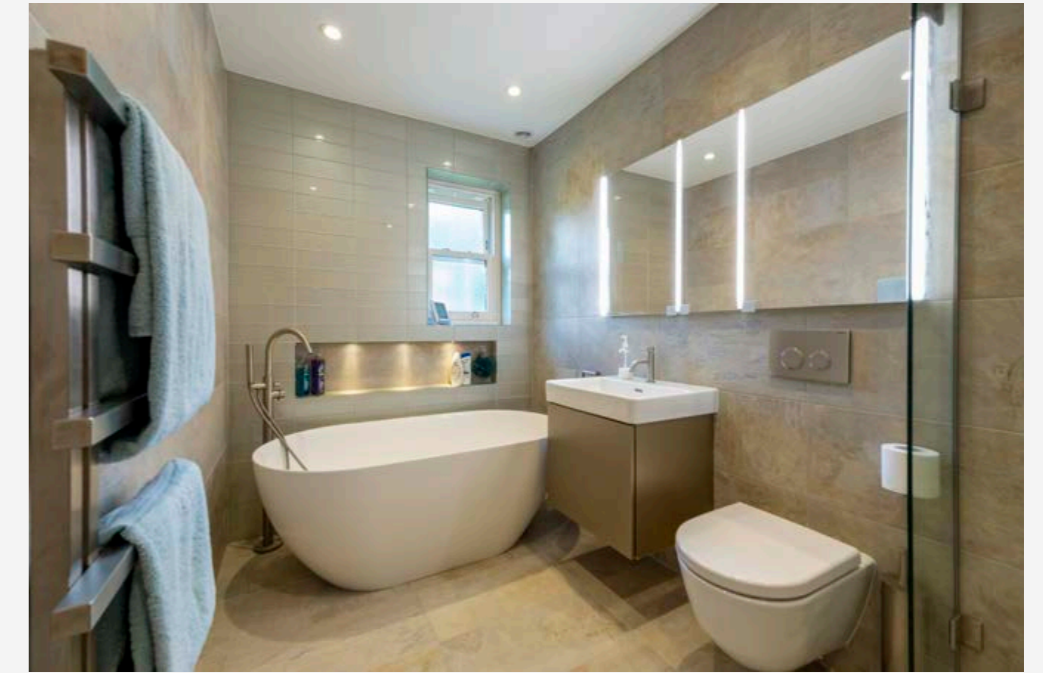
Sherbourne House occupies an attractive edge of village position on a no-through road in the sought-after village of Milton Lilbourne, in an Area of Outstanding Natural Beauty within the Pewsey Vale. Built in the 1990's, this handsome house provides wonderful accommodation over three floors with south-facing views over its garden and grounds against a backdrop of Giant's Grave at Milton Hill. The property is well-appointed with meticulous attention to detail.

The large entrance hall leads to a fantastic kitchen and dining room with French doors opening onto the terrace. The handmade kitchen, together with the dining room and the study, was commissioned by the owners to be designed and fitted by McCarron. The kitchen has a stunning single-piece granite top to the island with quality appliances from Miele and Fisher Paykel. There is an elegant drawing room with impressive marble fire surround as well as a spacious study and a further sitting room off the kitchen.

Leading off a galleried landing, the bedrooms are all generously sized with the principal bedroom having views over the gardens. The bathrooms are finished to a 'wet room' standard with the stone floors having underfloor heating. The second floor provides extensive further accommodation with plentiful eaves storage.

The property has been in the same ownership since new, who have made a significant investment. Hardwood sash windows and doors have been installed by Input Joinery of Andover throughout the property and the roof has been well-maintained and improved.







Outside

The garden and grounds surround the house to all sides and have undergone extensive landscaping over a period of several years to create three ponds and are planted with many specimen trees, such as maple, beech, oak and willow, forming a wildlife haven. In spring, the drifts of thousands of snow drops, daffodils, tulips and crocii create a stunning backdrop to the house.

An attractive feature of the property are the two lily ponds, stocked with many species of fish such as perch, tench, roach, carp and gudgeon, are serviced by a borehole with electric pump (recently replaced). The formal gardens to the front and rear of the house are edged with clipped box hedging. Leading off the terrace is a wisteria-clad stone columned pergola and a beech hedge-lined walkway to an octagonal timber gazebo. A wooden bridge with an arch of laurel over a stream leads to the two larger lily ponds.

There is garaging for up to five cars, a workshop and garden store.

The property is approached over a private, shared drive with a five-bar wooden gate leading to a gravel drive with good parking.



FLOORPLANS

Approximate Gross Internal Floor Area

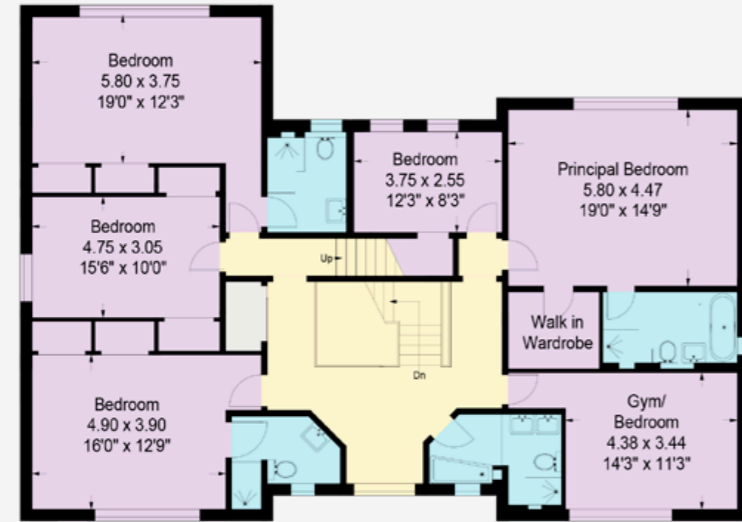
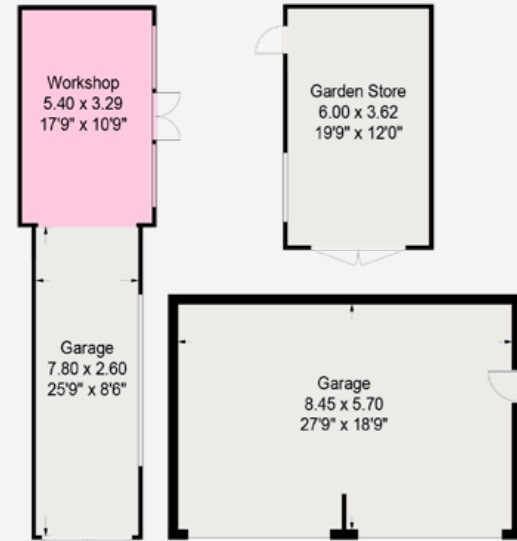
House: 467 sq m / 5,027 sq ft

Garage: 48 sq m / 517 sq ft

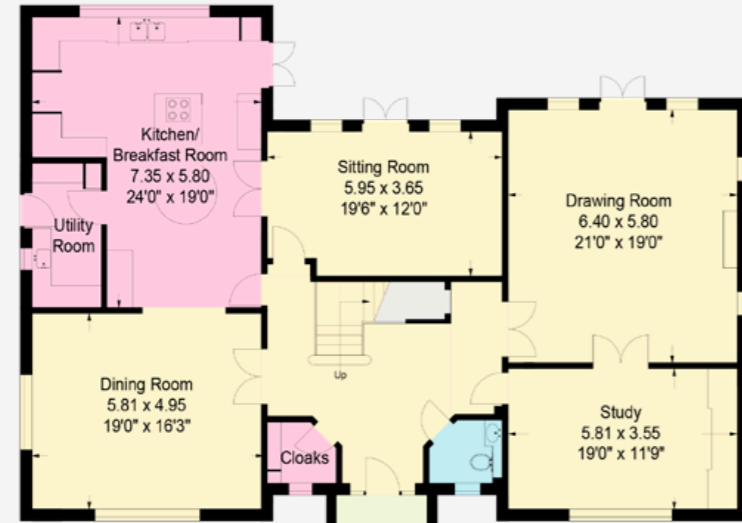
Workshop & Garage: 38 sq m / 409 sq ft

Garden Store: 21 sq m / 226 sq ft

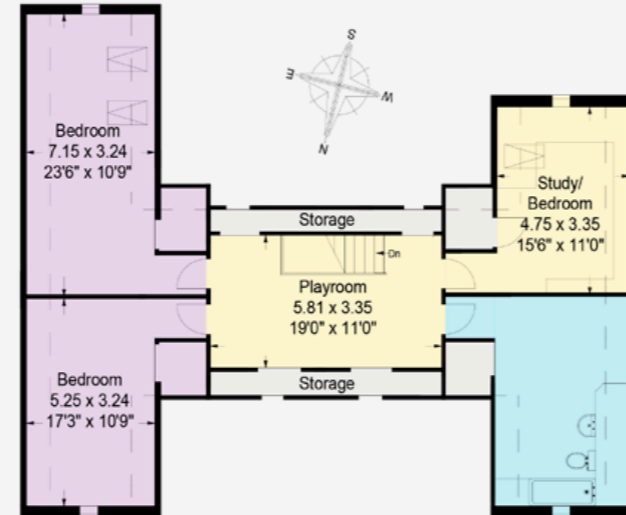
Total: 574 sq m / 6,179 sq ft



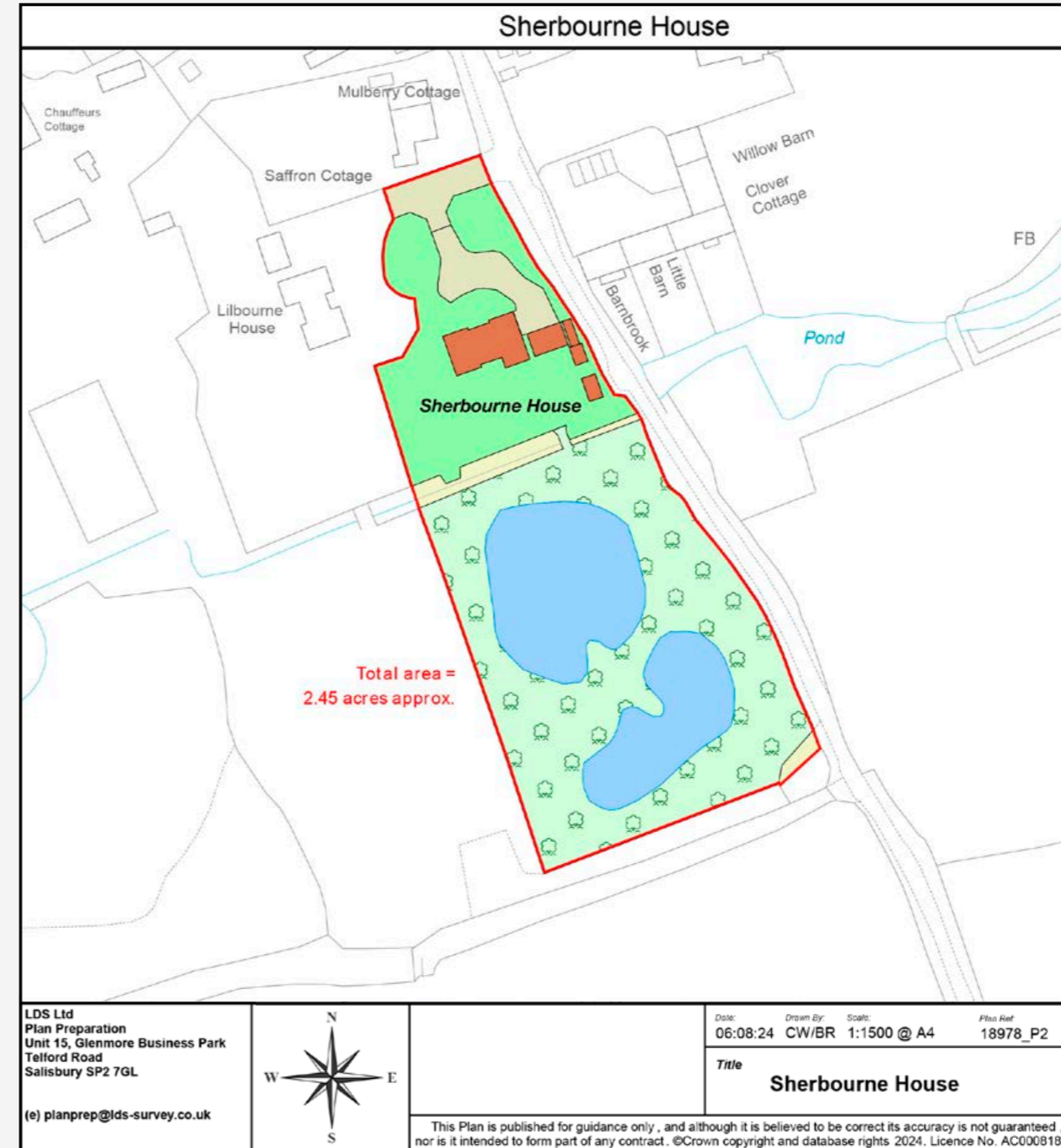
First Floor



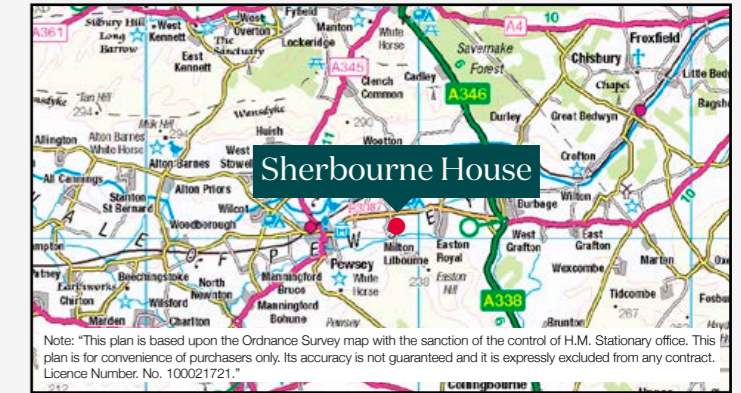
Ground Floor



Second Floor



PROPERTY INFORMATION



Property Information

Services:

Mains water, electricity and drainage. Oil and electric heating.

NB. There is a Restrictive Covenant in place on the property.

Please consult with the selling agent for further details.

Tenure:

Freehold.

Local Authority:

Wiltshire Council

Council Tax:

Band H

EPC:

Band C

Postcode:

SN9 5LQ

what3words:

//doors.presides.papers

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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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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Property ref: HNG090105, Particulars dated August 2024. Photographs and videos dated July 2024.

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