



Bourne House
Milton Lilbourn, Pewsey, Wiltshire



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Pewsey 1 ½ miles (London Paddington 60 minutes), Marlborough 8 miles,
M4 (J14) 15 miles, Andover 20 miles (London Waterloo 70 minutes).

Distances and times approximate.

A magnificent Regency style house, located in a highly sought after village with the most stunning view of Martinsell Hill and the surrounding countryside.

Reception hall • Drawing Room • Dining Room
Sitting Room • Kitchen/breakfast room • Larder,
Cloakroom • Laundry Room • Principal bedroom with
adjoining bathroom and dressing room • 4 further
bedrooms • Family bathroom • Guest bedroom 6 /
Annexe with adjoining bathroom (currently used as
an office) • Double garage • Gardens and paddock
Planning consent for a stable block

In all about 1.25 acres.



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- The house is well situated for several schools including St Francis, Dauntsey's, St John's and Marlborough College.

For Sale Freehold

- The accommodation is set out in the plans overleaf, however, of particular note are the following;
- Bourne House has a classic Regency façade with wrought iron and leaded porch.
- The accommodation is particularly well presented; the elegant reception hall has a French oak floor, the double aspect drawing and sitting rooms both have elegant exposed fireplaces.
- The kitchen / breakfast room is the very heart of the house with a Mark Wilkinson kitchen, granite work surfaces, Artisan slate floor (with under floor heating) an Aga and a traditional walk-in larder.
- The lower ground floor is wired for sound, all stone floored rooms have under floor heating and there is a pressurised hot water system.
- The bathrooms benefit from double basins, C.P Hart fittings, stone flooring and surfaces.
- The master bedroom is well proportioned and enjoys wonderful views of the gardens and the rolling Wiltshire countryside. It also benefits from both an adjoining bathroom and a dressing room.

Outside

- The house is located down a peaceful private lane, off the no through village road.
- Bourne house enjoys wonderful views of the surrounding Pewsey Vale countryside
- There is planning consent for 3 loose boxes in the paddock
- The attractive gardens are mainly laid to lawn with well stocked shrub and flower borders and extensive hornbeam and yew hedging
- The garden is fully irrigated with a zoned auto timer



Wiltshire

- Bourne House occupies an attractive position in the sought after village of Milton Lilbourne, in an Area of Outstanding Natural Beauty within the delightful Pewsey Vale.
- Pewsey is one and a half miles away with trains to Paddington taking about an hour. The M4 motorway (junction 14) is about 15 miles away.
- Milton Lilbourne has a church, public house and more extensive facilities are available in Pewsey, including gym, swimming pool and tennis courts as well shops and offices.
- The property is well-placed for the market town of Marlborough which provides varied retail and leisure facilities.
- The historical centres of Bath and Salisbury, and larger commercial centres of Swindon, Newbury and Andover are within easy driving distance.





irrigation system.

- In all the garden and ground extends to 1.252 acres.

Accommodation

See floor plans

Services

Mains electricity, drainage and water. Oil-fired heating and LPG gas Aga.

Fixtures and fittings

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

Local authority

Kennet District Council : Tel 01380 724911

Council tax

Band G

Post code

SN9 5LQ

Directions

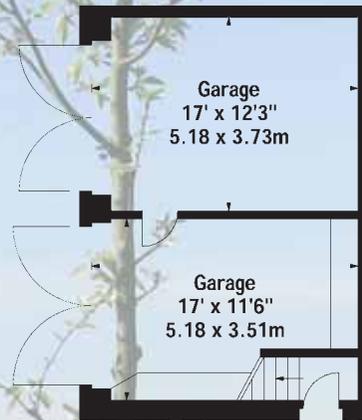
From Pewsey take the B3087 east towards Milton Lilbourne / Burbage. Once you enter Milton Lilbourne, take the first turning on the right after the garage and head into the village. After approximately 500 yards you come to the village hall and signboard on the left hand side. Immediately opposite is a track. Proceed down the track and Bourne House is the penultimate house on the right hand side.

Viewing

Viewing by prior appointment only with the agents.



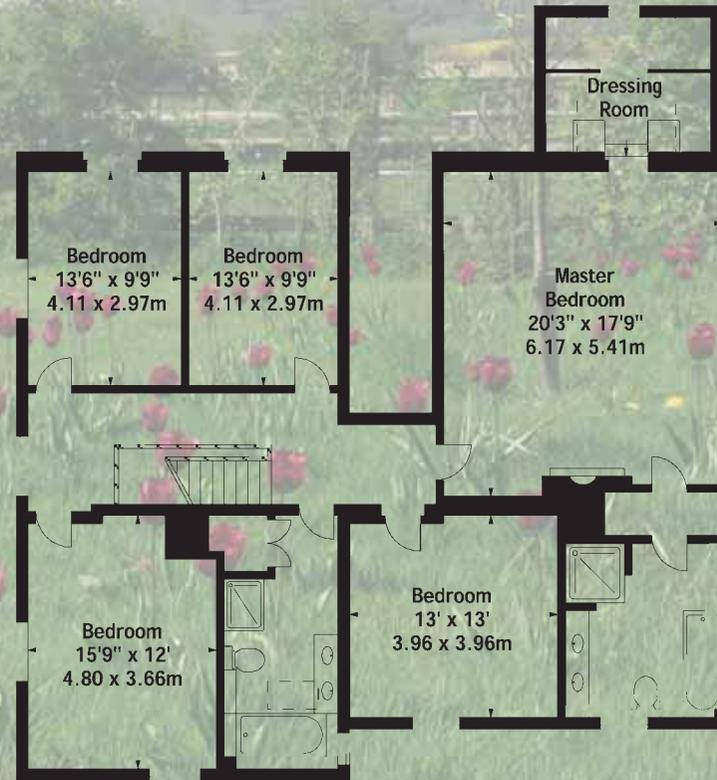
**Bourne House,
Milton Lilbourne,
Approx. Gross Internal Area
4115 Sq Ft - 382.28 Sq M
(Including Garages)**



Every attempt is made to ensure accuracy, however measurements are approximate and for illustrative purposes only. Not to Scale



Ground Floor



First Floor



Important notice

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