



Cobbetts House Easton Royal, Nr Marlborough, Wiltshire

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Pewsey 3 miles with a mainline railway station (Paddington about 1 hour), Burbage about 2 miles, Marlborough about 7 miles, Hungerford 11 miles and Newbury 22 miles.

A rare opportunity to build a beautifully designed substantial Georgian style farmhouse in an exceptional location.

Description

The site for Cobbetts House stands on the edge of the village of Easton Royal with open rural views across the Vale of Pewsey, designated as an 'Area of Outstanding Natural Beauty'. The local village amenities include a church, primary school, village hall and pub. Within 3 miles is the larger village of Pewsey, with a broad variety of shops, banks, post office and mainline railway station (Paddington about 1 hour).

Burbage is about 2 miles and the market town of Marlborough with its varied amenities about 7 miles. There is excellent access to the surrounding towns with Hungerford 11 miles to the north east and Newbury 22 miles. There is excellent riding and walking in the surrounding countryside and the nearby Savernake Forest. The M4 (Junction 14 or 15) are both about 15 miles to the north.

Cobbetts House is designed in a classic style by award winning architect Alex Oliver. It has handsome elevations using handmade facing bricks laid in a traditional Flemish bond pattern with lime pointing. The roof will be in the main handmade clay tiles in addition to some natural slate, relieved by traditional sash timber windows with stone sills.

The proposed plans provide for the construction of approximately 4,000sqft (internal) of gracious living accommodation constructed to a high specification. It is considered that the plans could be amended to suit the personal requirement of a purchaser.

Option of Construction

The architect Alex Oliver has extensive experience on the creation of wonderful and substantial Country Houses. His expertise and excellent



Photograph shows previous work by Sherbourne Developments

team of builders and craftsmen could be available to an incoming purchaser.

Proposed Specification

Kitchen: Designed and manufactured by Mark Wilkinson in accordance with their specification, the kitchen will include:

- 4 oven oil fired Aga
- Halogen hob
- Secondary built-in electric oven
- Granite worktops with under mounted french farm house double sinks.
- Multi functional integrated dishwasher
- Double American style refrigerator
- Belfast sink in utility room.
- Island unit with hard wood top incorporating wide pan drawers and seating area.
- Integrated microwave oven.

Bathrooms: All sanitary ware will be white. Bathrooms will be designed, manufactured and installed by a bespoke joinery company. All bathrooms to be fitted with vanity units featuring stone tops with oval under slung basins.

Bedrooms: All bedroom cupboards and wardrobes will be fitted with shelving and brass hanging rails. Master bedroom dressing room will be fitted out with bespoke joinery.

Flooring:

- Entrance hall and cloakroom will have French oak flooring.
- Kitchen/Utility/Boot room will have Brazilian slate flooring with underfloor heating.
- All bathrooms will have sandstone flooring with underfloor heating.
- Stairs and landing corer hardwearing carpets.
- All bedrooms with the high quality 100% woollen carpets.

Central Heating: Bespoke designed hot water and heating system to maximise efficiency. There will be a oil fired boiler within the utility room or boot room. Pressurised system linked to the underfloor thermostatically controlled heating system to the ground floor. Airing cupbaord on the first floor with slatted linen shelving and heated towel rails in all bathrooms.

Lighting and Electrical: The lighting and fittings will be from the lighting specialist John Cullen Lighting, London. TV and telephone points will be selected rooms. Digital satellite cabling installed. Communication lines BT ISDN (fax line, telephone line, office telephone line).



- Mains linked smoke detection system.
- Security alarm system with infra-red motion sensors including extra security lighting.
- Low voltage halogen recessed down lighting selectively positioned throughout the house.
- 5 amp lamp circuit throughout the house.
- Door activated lights to cupboards and wardrobe.

Outside

In all about 1.4 acres with long sweeping drive.

Planning

Copies of the planning permission (K/54845/F) together with all drawings are available from the selling agent.

NHBC

The property will be independently surveyed during and after construction by the National House Builders Council, who will issue a ten year warrantee certificate upon satisfactory completion of this property.

General Remarks

Measurements are given in metres (accurate to 0.1m) followed by feet and inches. Land measurements are to within 5%.

Only fixtures and fittings which are specifically identified are included.

The services, equipment, fixtures and fittings have not been tested and cannot be verified as in working order or fit for their purpose.



Services

Mains water and drainage, electricity,

Local Authority

Kennet District Council,
Browfort,
Bath Road,
Devizes,
Wiltshire. SN10 2AT

Postcode

SN9 5LS

Viewing

By prior appointment through the Marlborough office: 01672 514916

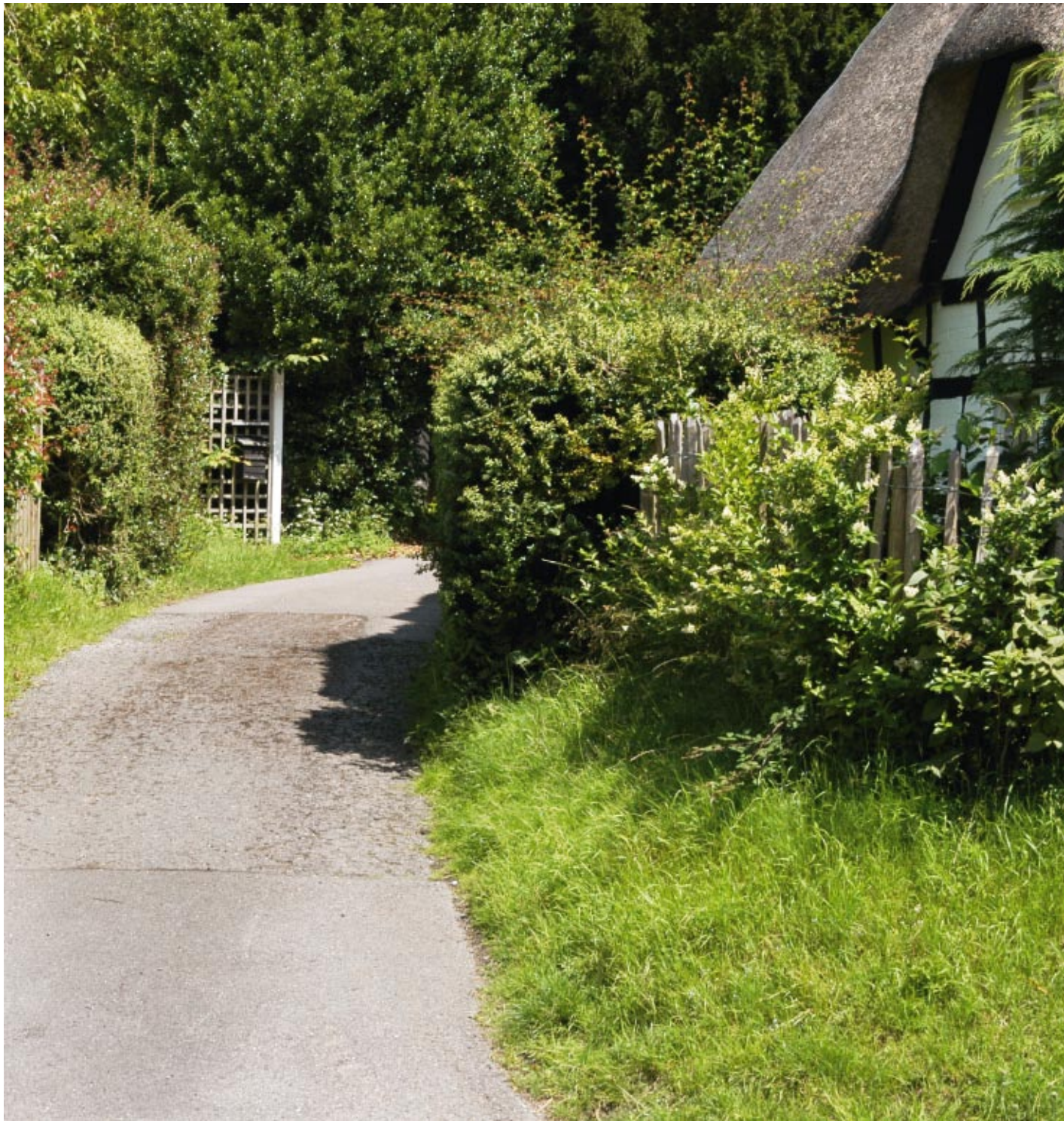
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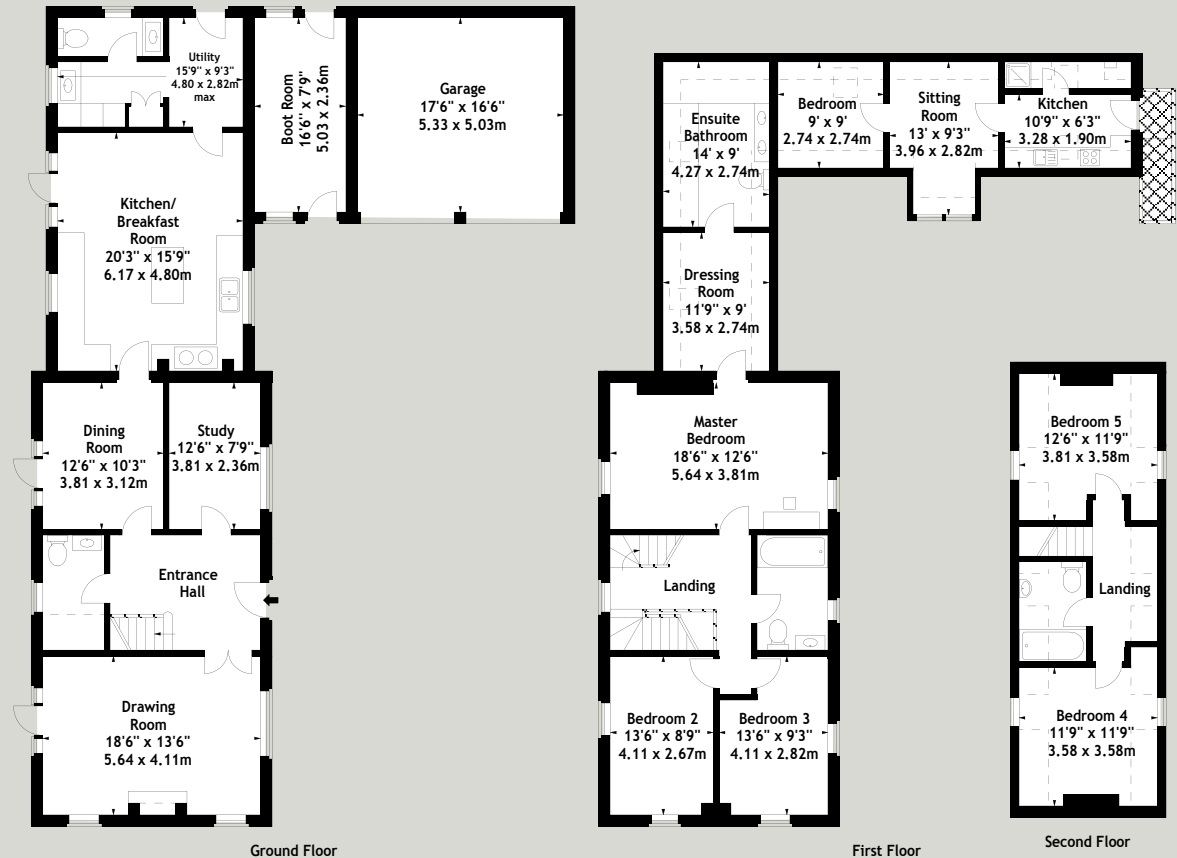
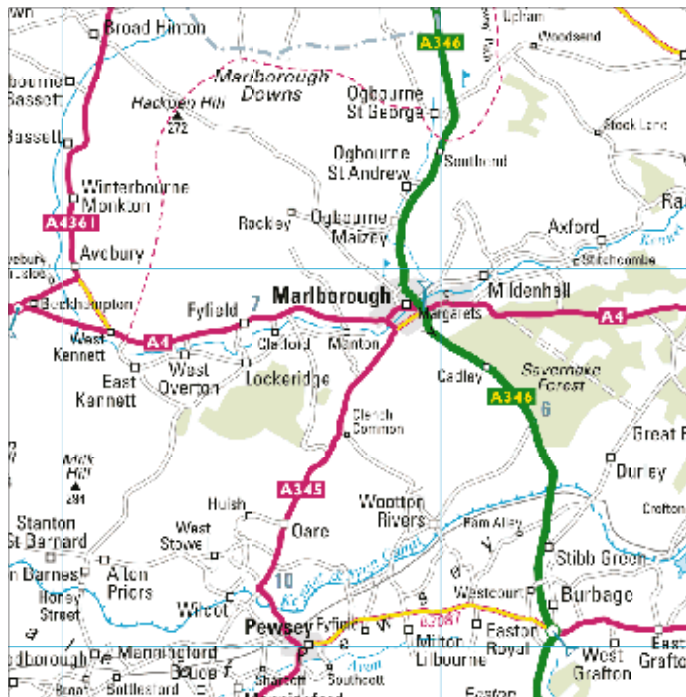
Directions

From Marlborough take the A346 towards Burbage. After the bridge over the canal take the right hand turning signposted Ram Alley.

Follow this road for about 2 miles and at the crossroads turn left and then immediate left again into Cobbetts House driveway.







Approximate gross internal area 4,000 sq ft 371.60 sq m (square footage provided by architect)

Important notice

These particulars have been prepared for prospective purchasers for guidance only. They are not part of an offer or contract. Whilst some descriptions are obviously subjective and information is given in good faith, they should not be relied upon as statements or representative of fact.

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