



# HIGHFIELD HOUSE

Wilton, Wiltshire









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A magnificent renovated Country House in about 5.4 acres of private grounds.

Marlborough 8 miles, Great Bedwyn 2.6 miles with mainline train to London Paddington from 70 mins approx,  
Pewsey 7.5 miles with mainline train to London Paddington from 70 mins approx,  
Andover 20 miles with train link to London Waterloo 70 mins approx



## Accommodation and amenities

Entrance Hall ♦ Drawing Room ♦ Dining Room ♦ Study ♦ Kitchen/Breakfast room ♦ Utility room ♦ Larder ♦ W.c  
Master Bedroom suite ♦ Further Bedroom with en suite bathroom ♦ 5 Further Bedrooms ♦ 2 Family bathrooms  
2 storey barn ♦ Granary ♦ Garaging ♦ Established gardens with pond and paddock

In all about 5.4 acres (2.186 hectares).



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London. W1U 8AN  
country.houses@knightfrank.com

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### Highfield House

- ◆ Highfield House is approached by its own tree lined driveway on the outskirts of the village. Wilton is a very attractive village lying to the south of the historic Savernake Forest in an area designated as of “Outstanding Natural Beauty”.
- ◆ The property has been extended and totally refurbished.
- ◆ The village comprises of a variety of village houses, farms and pretty thatched cottages around the picturesque pond and surrounded by attractive rolling countryside. Amenities include a village pub/restaurant whilst within two miles is the larger village of Great Bedwyn which has a selection of village shops, pubs, surgery, small garage and railway station (Paddington about 1 hour 10 minutes). The property is conveniently located for Marlborough, Hungerford and Newbury with good access to London from the motorway network via the M4, M3 or by train as previously mentioned.
- ◆ To the rear is a separate Barn providing 1200 sq ft of ancillary accommodation, a 4 bay oak fronted garage and a Granary. Planning Permission exists for a swimming pool with pool house. The property stands in approximately 5.4 acres of garden and paddocks.



### Amenities

- ◆ Highfield is an impressively renovated Country House in the style of a 19th century Rectory. It has been sympathetically extended to provide a substantial house with 5700 sq ft of living accommodation. The property has distinctive brick elevations with 3 prominent gable ends under a reclaimed Welsh slate roof. There is generous living accommodation and potentially 8 double bedrooms. There is a Mark Wilkinson kitchen with appliances (including a 5 door aga) and beautifully appointed bathrooms with superior quality sanitary ware throughout.











### Outside

- ◆ The house is approached by a private driveway leading to a large turning circle in front of the house. There is parking for several vehicles to the front. The drive continues to the rear with a large courtyard area in front of the 4 bay timber framed garage.
- ◆ The gardens have been landscaped. Adjacent to the house (south) is a paved reclaimed York stone terrace with central brick path. There are steps up to the raised lawn. To the front of the house is a charming ornamental pond.
- ◆ House and gardens dressed by William J Cook & Sons (Est 1963) 'Restorers of fine furniture for two generations' 01672 513017 / Email: info@williamcookantiques.com tel: 01672 512561 / 07885 031301 and Garden Art (Travers Nettleton) 01488 686811 / www.gardenartplus.com

### Barn

With brick elevations and a handmade clay tiled roof. Behind the barn is an area with planning permission for the swimming pool and pool house. (see attached plan for layout)

### Granary

With brick and timber clad. On the western side is a large well stocked fish pond open to grass paddocks to the west and south, enclosed by Post and Rail fencing.

### Services

Private drainage, mains water (metered) and oil central heating, underground LPG.

### 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.

### Local Authority

Wiltshire Council, Browfort, Bath Road, Devizes, Wiltshire. SN10 2AT. Tel: 0300 456 0100

### Postcode

SN8 3SR

### Viewing

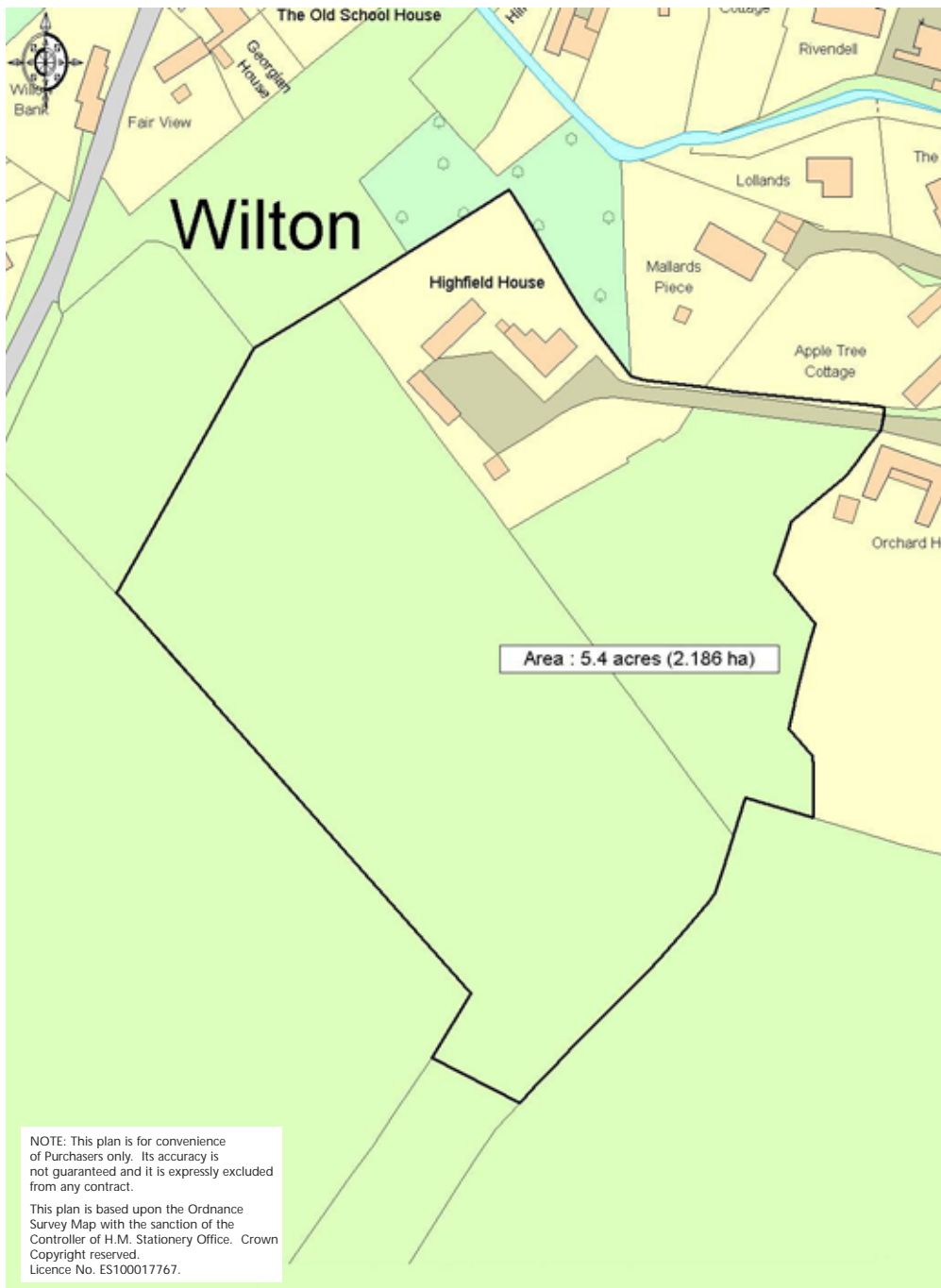
By prior appointment through the joint agents Carter Jonas and Knight Frank.









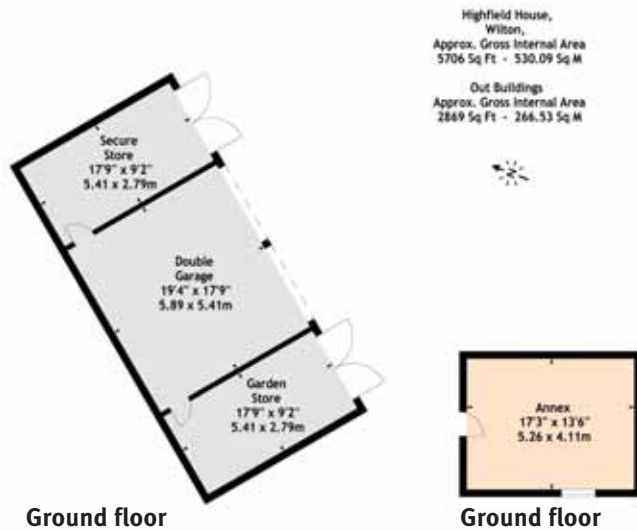
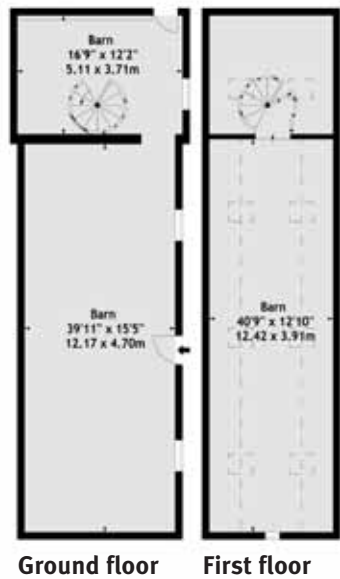


### Directions

From Junction 14 of the M4, head south on the A338 towards Hungerford. Continue through Hungerford on the A338 and after approximately 5 miles, just after a dis-used public house called the Windmill, take the next turning on the right signed to Wilton. Proceed into the village and just before The Swan public house, turn left and shortly after is the drive to Highfield house on the right hand side.







Highfield House, Wilton, Approx. Gross Internal Area 5706 Sq Ft - 530.09 Sq M  
Out Buildings Approx. Gross Internal Area 2849 Sq Ft - 266.53 Sq M

Legend:  
 Reception/Living/Circulation  
 Kitchen/Workshop/Utility  
 Bedroom/Dressing room  
 Bathroom  
 Outside  
 Vaults/Storage

Energy Efficiency Rating			Environmental impact (CO <sub>2</sub> ) Rating		
Current	Proposed	Score	Current	Proposed	Score
A	A	72	A	A	71
B	B	72	B	B	71
C	C	71	C	C	71
D	D	70	D	D	71
E	E	69	E	E	71
F	F	68	F	F	71
G	G	67	G	G	71



These plans are for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice.

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