



**Knight  
Frank** 

The Rest House Poulton Hill, Marlborough

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# The Rest House Poulton Hill, Marlborough, Wiltshire

*Approximately 12 miles to Swindon, 17 miles to Newbury, 9 miles to Hungerford, 22 miles to Salisbury, 9 miles to Junction 15(M4), Pewsey, Great Bedwyn and Swindon stations link with London Paddington about 1 hour*

**A highly individual 18th Century house, immaculately presented occupying landscaped grounds within walking distance of the High Street.**

- Entrance hall
- Sitting room
- Kitchen/dining room
- Pantry
- Summer room
- Master bedroom with ensuite bathroom
- 4 further bedrooms, one with ensuite shower room
- Bathroom
- Garage
- Gardens approaching 1/3 of an acre

## **Situation**

Marlborough is a thriving and expanding market town with excellent local shopping including some of the major retailers. National retailers include Waitrose supermarket and several quality restaurants including Coles, Godots, Pizza Express, ASK, Costa Coffee and Café Uno. In addition there are the shopping areas in Hilliers Yard (near Waitrose) and Hughenden Yard (between Boots and W H Smith). The extended leisure centre and golf club provide excellent sporting facilities too. Although self-sufficient, the town is well placed for other centres including Swindon, Bath, Hungerford and Newbury and is surrounded by the most attractive countryside of the Marlborough Downs, Pewsey Vale and Kennet Valley. Intercity (Paddington) rail and M4 connections are at both Swindon and Hungerford.

## **Description**

The Rest House is thought to date back to 1730 with attractive brick elevations relieved by wooden double glazed windows under a tiled roof. The accommodation, which has been completely refurbished, provides spacious dual aspect rooms.

The house enjoys wonderful rural views of the watermeadows and the Savernake Forest.

The property and the accommodation is particularly well presented with elegant rooms, keeping much charm throughout. The Rest House is located down a small shared private drive. The attractive gardens are mainly laid to lawn with well stocked shrub and flower borders. The garden is about a third of an acre.

## **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, gas.

#### Local authority

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

#### Postcode

SN8 1AZ

#### Viewing

By prior appointment through the Marlborough office: 01672-514916

#### Folio

DNMB/110081CAL/JF/0607

#### Directions

Proceed along the High Street bearing right at the Town Hall. At the roundabout turn left up to The Green.

Take the turning on your right in the middle of The Green into St Martins and follow the road down. On the right hand side, opposite Tin Pit, there is a small driveway down which the property will be found after about 50yds.







01488 682726

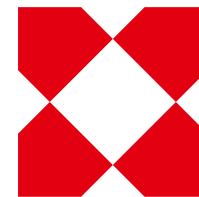
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