



Bloxham Lodge, Great Bedwyn,
Marlborough, Wiltshire. SN8 3NT

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A SPLENDID GEORGIAN FORMER HUNTING LODGE SET AT THE EDGE OF THE ANCIENT SAVERNAKE FOREST IN A SECLUDED POSITION YET CLOSE TO A POPULAR VILLAGE.

Location

Bloxham Lodge is situated at the edge of the Savernake Forest, in an extremely attractive rural location, approached via a long tree lined drive, surrounded by fields and set about 1 mile from Great Bedwyn, which in turn lies some 8 miles to the east of the market town of Marlborough and about 6 miles to the west of Hungerford. Great Bedwyn is a popular thriving village having three shops, two pubs, a primary school, doctors' surgery and church. A wider range of services can be found at Swindon, Newbury, Andover and Salisbury

There is a well thought of primary school in the village with secondary schools at St John's Marlborough and Hungerford. Other schools in the area include Marlborough College, St Francis prep school, St Margaret's and St Mary's Calne and Dauntsey's.

There are regular buses from Great Bedwyn and the train station gives services to London Paddington with a journey time of 1 hour 13 mins. Junction 14 of the M4 lies 10 miles to the

north of Hungerford whilst the A338 gives fast access to the A303/M3.

Description

Bloxham Lodge, believed to date from 1730 is Grade II listed. The property comprises a Georgian house with a wing on either side and is of brick elevations under a pitched tiled roof with sash windows. The accommodation comprises classically proportioned rooms with high ceilings, open fireplaces with stone mantelpieces and ornate coving to some of the rooms.

The **Entrance Hall** with tiled floor, has to one side a **Cloakroom** with basin and wc and leads to an inner hall and door to the garden. To one side is a **Sitting Room** with an open fireplace, seagrass carpeting and built in cupboards and, via a lobby, a formal **Drawing Room** with open fireplace, with built in shelves to either side and seagrass carpeting. To the other side of the stairs is a **Dining Room** with exposed floor boards and open fireplace. **Utility Room** with plumbing for washing machine and space for

drier. A corridor leads to the **Kitchen**, which has a tiled floor and beamed ceiling with a range of wall and floor units including a double sink, double oven, dishwasher and a pantry. A rear Lobby leads to Sitting Room with seagrass flooring and a cast iron log burner. Stairs lead from the lobby to **Bedroom 4** with a large **ensuite Dressing/Bathroom**.

The main stairs lead to a **Family Bathroom** with bath and shower attachment, hand basin, and wc, and **Bedroom 3**. There are **two main Bedrooms** both with open fireplaces high ceilings and seagrass carpeting and stunning views over the garden.

Outside

The house, lying at the edge of the Forest, is surrounded by fields and is approached via a long drive leading to a gravelled parking area and on round to a large Garage. The gardens are a major feature to the house lying mostly to the southwest and bordered by a high brick wall. This amazing lawned garden boasts

numerous mature plantings with walkways and "rooms" created from the use of yew hedging. There are ornate weeping pears, box hedging, a lavender lined flagstone terrace lying off the house and many rose beds and mature wisteria and vines.

Services

Mains electricity, private drainage and water, oil fired central heating

Terms

Rent: £4,500 per calendar month

Unfurnished

Long Term preferred

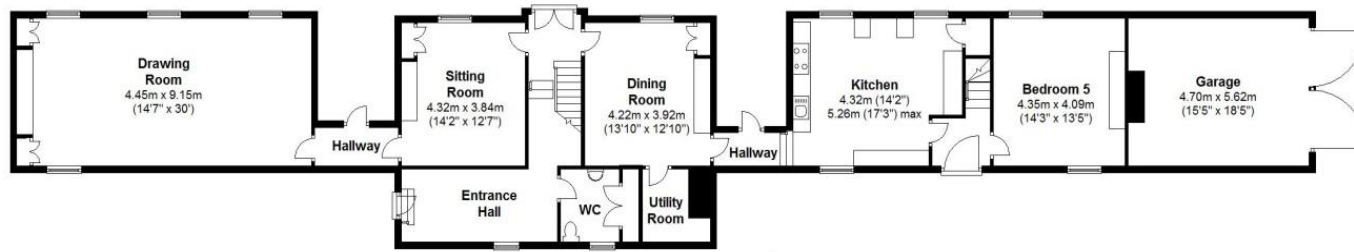
Pets considered

Availability: July 2024

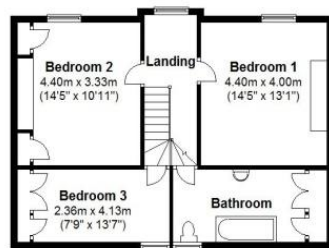
Utilities: tenant to be responsible for all utilities including TV, Broadband, Telephone
A gardener is provided for the beds, pruning/hedges. All lawns and general upkeep to be maintained by the tenant.

Council Tax: Band G

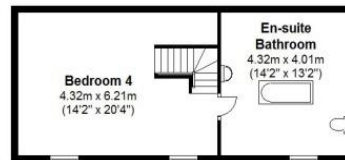




Ground Floor
 Approx. 179.5 sq. metres (1932.1 sq. feet)



First Floor
 Approx. 108.3 sq. metres (1166.1 sq. feet)



Total area: approx. 287.8 sq. metres (3098.2 sq. feet)





Important Notice

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