

# THE OLD RECTORY

YATESBURY • WILTSHIRE











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*A fabulous family house  
centrally located within its grounds*

Hall • Drawing room • Dining room • Family room  
Study • Kitchen/breakfast room with Aga • Pantry  
Utility room • Cloakroom • Cellar • Plant room

Master bedroom with ensuite bathroom and dressing room  
Guest bedroom with ensuite bathroom • 5 further bedrooms  
2 further bathrooms • Second floor bedroom 8 and box room

Two bedroom cottage • Double garage  
Workshop • Stabling and paddocks with field shelter

Pretty gardens with orchard • Woodland  
Swimming pool • Pool house • Tennis court

In all about 11.23 acres and 8,742 sq ft

Calne 5 miles • Marlborough 9 miles  
Pewsey 14 miles (Paddington 60 minutes)  
Chippenham 12 miles (Paddington 75 minutes)  
Hungerford 20 miles (Paddington 60 minutes)  
M4 J.14 22 miles  
Distances and times approximate

**These particulars are intended only as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page of the text.**





## Situation

- The Old Rectory is a substantial family house privately situated in a rural yet accessible location between Marlborough and Calne.
- Yatesbury is a small hamlet about 3 miles to the south west of the World Heritage Site of Avebury. It was an important RAF training base in WW2.
- Calne has a variety of shops and recreational facilities. Marlborough has a wide range of shops, boutiques, restaurants and a weekly market.
- There are many well-regarded state and independent schools in the area including St Mary's and St Margaret's, Calne, Dauntsey's, St Francis, Pinewood, Marlborough College and Stonar.

- The area is well served with good communications with trains taking just over an hour to reach London Paddington from Hungerford, Pewsey and Chippenham.
- The cultural cities of both Bath and Salisbury are about 17 and 26 miles respectively.
- There is racing at both Salisbury and Bath and the well known golf course at Bowood is nearby.
- There are many footpaths, by-ways and bridleways nearby providing excellent walking and riding.

## For Sale Freehold

- The Old Rectory is a handsome Grade II Listed property believed to date from 1841 with later additions. Records suggest it was built by T Rutherford for Rev W Money.
- It enjoys wonderful south facing views over its grounds and fields beyond towards the Marlborough Downs and The Ridgeway.
- The property has well-proportioned accommodation with the high ceilings and large windows making the rooms particularly light. It has been well maintained but would benefit from some updating.
- There are many period features in the house including ornate corning, flagstone floors and shutters.



- The house is privately located within a Conservation Area and it sits centrally within its grounds.
- Rosemary Cottage is a fantastic two bedroom property providing excellent staff or guest accommodation.

### The Gardens and Outbuildings

- The house is approached via a tree-lined gravel drive leading to a parking area with ample space for numerous cars. There is a rear drive to the west of the house.
- French windows from the kitchen provide access to a sheltered stone terrace which provides excellent outdoor entertaining space.
- Surrounding the house are lawned areas bordered by shrubs and well-stocked flower beds.
- There is a productive orchard with apples, pears and plums, and a tennis court.
- Opposite the cottage there is an outdoor swimming pool with adjacent pool house with changing rooms and kitchen.
- There are many mature trees in the grounds including beech, oak and chestnut which creates a wonderful parkland setting.
- There is a fenced paddock to the south of the house and three further paddocks to the rear, one with an adjacent block of woodland.
- There are two loose boxes, a tack room, feed store and field shelter.
- Next to the cottage is a double garage and large workshop.

### Accommodation

See floor plans, however of note are:

- Double aspect drawing room with open fire and delightful views.
- South-facing dining room and study.
- Kitchen/breakfast room with central island, Aga and French windows to the terrace and gardens.
- Family room with French windows into the garden.
- Large ground floor utility room, pantry/freezer room, and lavatory.
- Master bedroom with bathroom and dressing room.
- Guest bedroom with bathroom, 5 further bedrooms and 2 bathrooms.
- Second floor bedroom 8 and box room.
- There is a good cellar with 2 rooms.







## Services

Mains water, electricity and drainage. Oil heating and Aga.

## Fixtures and Fittings

All those items regarded as tenant's fixtures and fittings, together with the fitted carpets, curtains and light fittings, are specifically excluded from the sale. However, certain items may be available by separate negotiation.

## Local Authority

Wiltshire Council. Tel 0300 456 0100.

## Post Code

SN11 8YE

## Directions

From Marlborough take the A4 to Beckhampton. At the roundabout proceed on the A4 towards Calne. After about 3 miles turn right signposted for Yatesbury. Follow the lane and bear right at the junction. The entrance to the Old Rectory will be found after a short distance on the left hand side.

## Viewing

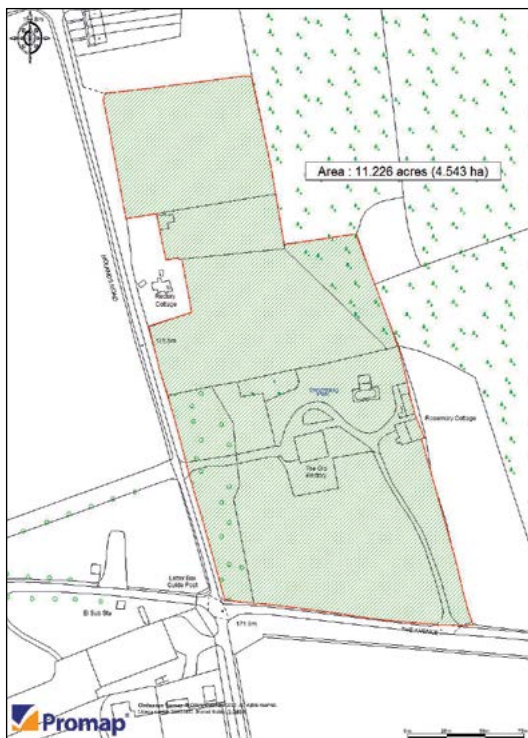
Viewing by prior appointment only with the agents.











The Old Rectory,  
Yatesbury,  
Calne,  
Wiltshire, SN11 8YE  
Approx. Gross Internal Area  
6140 Sq Ft - 570 Sq M  
(including Cellar)

Out Building  
Approx. Gross Internal Area  
2602 Sq Ft - 242 Sq M  
(including Garage)



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