



SEYMOUR PLACE

MARLBOROUGH • WILTSHIRE

An opportunity to build



 Knight
Frank



*A unique opportunity to build a substantial Palladian house
in a mature parkland setting.*





Seymour Place

Planning consent has been granted for a substantial Palladian style country house of approximately 10,140 square foot (942 square metres) of gross floor area. The property will sit in the middle of this wonderful 53 acre parkland setting, adjacent to the Savernake Forest on the outskirts of Marlborough.

The height of the house is approximately 9.2 metres with a length of 51.6 metres.

The position of the house will be at the head of the drive and will be surrounded by mature parkland trees. To the front of the house will be a sweeping lawn with a gravel turning circle in front of an impressive colonnade entrance to the new property, which is designed for a car to drive through.

The house has been designed to be built without the wings, should buyers be looking for a smaller home. The planning for the wings then remains in place and can be added at a later date. The design can incorporate either an indoor or outdoor swimming pool (no planning required). In addition, planning permission has been granted for an astro tennis court and a 3 bay garage. The planning consent number is 14/00595/REM (Wiltshire Council).

Proposed House:

Ground Floor

Double height architruved entrance reception hall with gallery above, drawing room, family/media room or dining room, sitting room, large kitchen/breakfast room, utility room, garden room, library, billiard room, lift and lobby, cloak room, 2 downstairs WC's, front and back staircases, back hall, playroom, boot room, one bedroom staff flat with separate kitchen. (The library and billiards room could be constructed as an indoor pool making the garden room a pool room.)

Basement

Laundry room, dry store, wine cellar, walk in safe room and plant room (subject to planning consent it may be possible to extend the basement for further living space if required).

First Floor

The sweeping staircase opens onto a four sided gallery with ornate architraving. The principal bedroom, with a private terrace overlooking the south facing lawns, parterre and majestic cedar tree, also has 'His' and 'Hers' bathrooms and dressing rooms. There are 7 further bedroom suites with easy access from the lift or staircase.

Substantial covered terracing, extensive landscaped gardens, astro tennis court, 3 bay garage block, options for either an indoor or outdoor pool, stunning mature parkland opening onto the 4,000 acres of the Savernake Forest.

Already in situ is a 3 bedroom guest house, 2 further staff flats and a barn with stabling.

Approximate Gross Internal Area 10,140 sq.ft. (942 sq.m.)

In all about 53 acres (21.45 hectares)





SEYMOUR PLACE

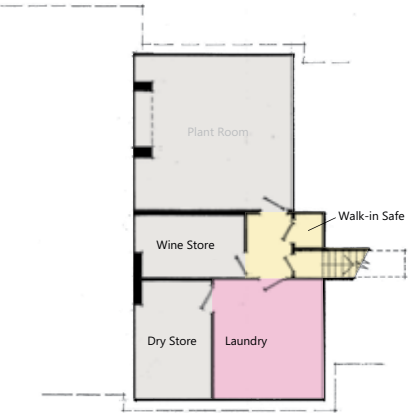
MARLBOROUGH • WILTSHIRE

Approx. Gross Internal Floor Area
Main House: 10,140 sq.ft. / 942 sq.m.



- Reception
- Bedroom
- Storage
- Kitchen/Utility
- Bathroom

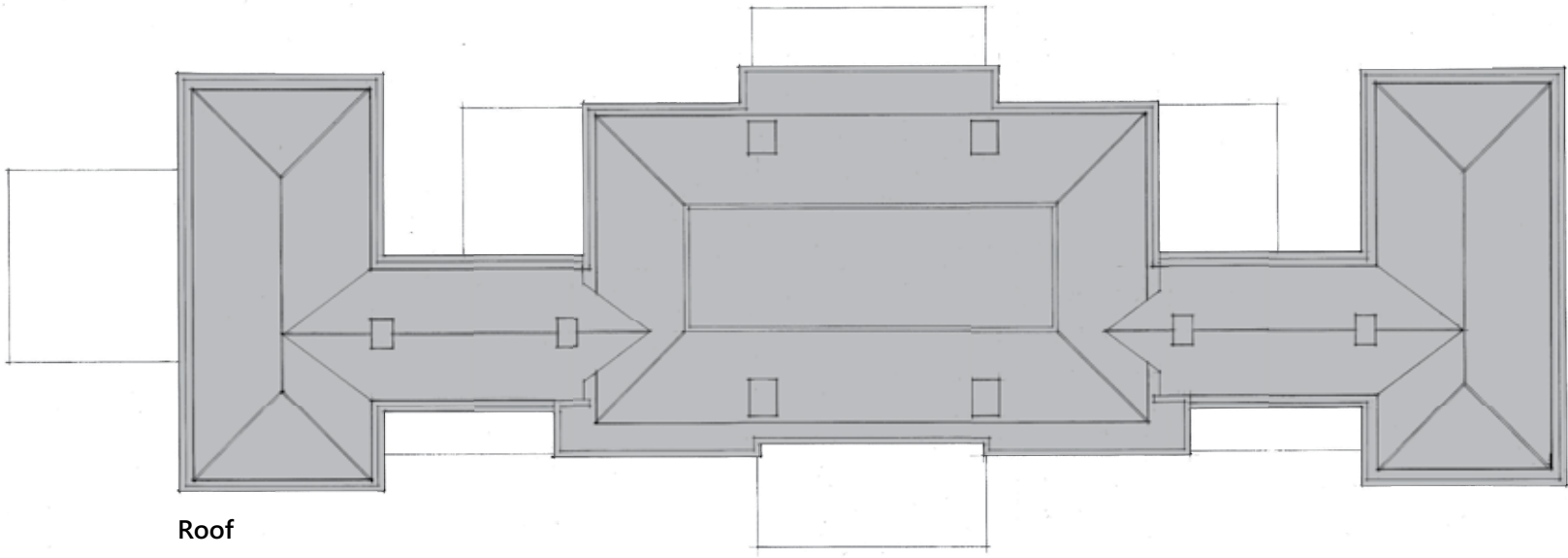
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Outbuildings are not shown in actual location or orientation.



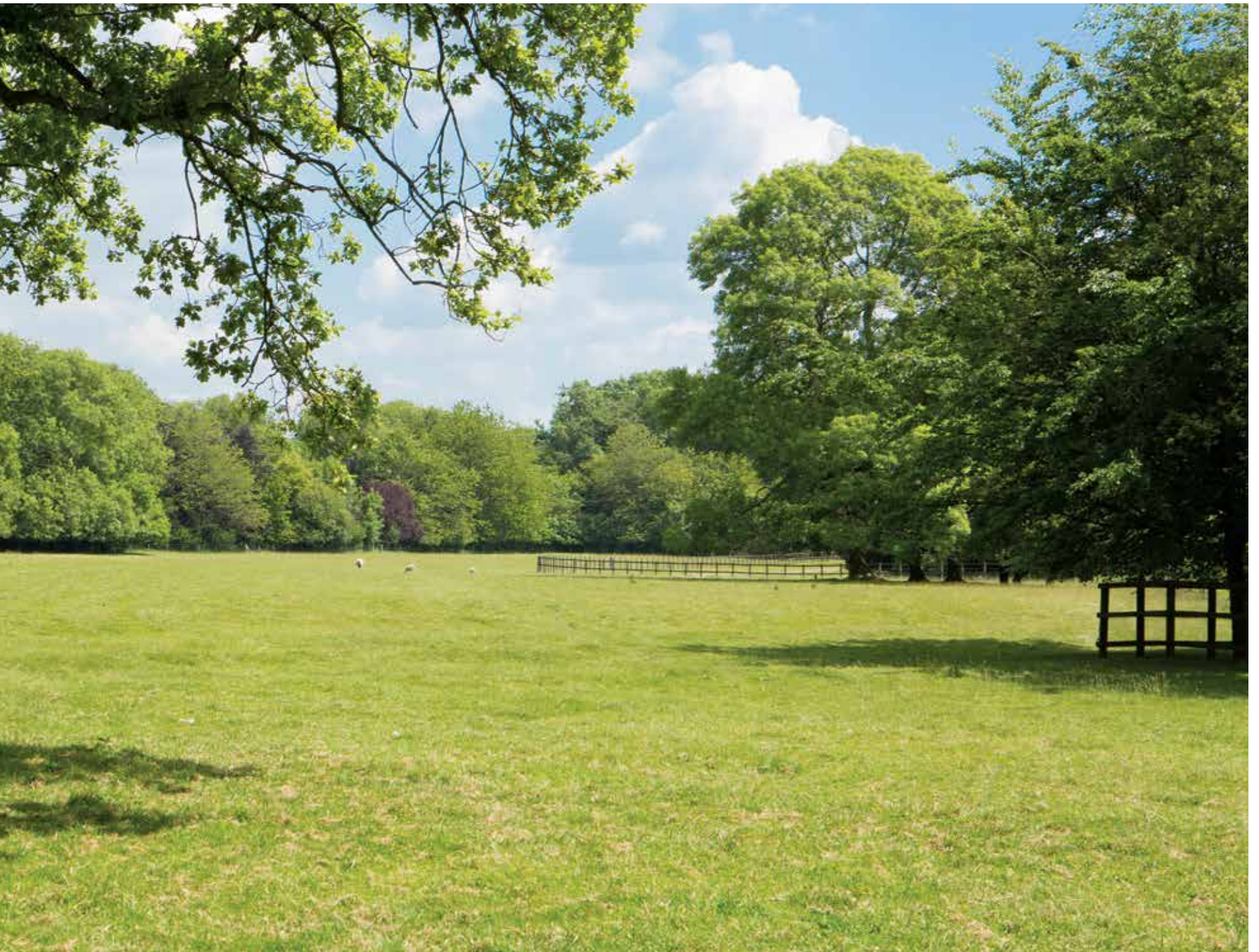
Basement



Ground Floor















The Cottages

The existing cottages are divided into three self contained apartments that work equally well as one house. There is a utility area between the two. They have been refurbished to a stylish and immaculate finish.

They will make an ideal living area whilst the main house is under construction and could be used for staff or guest accommodation once the house is complete.

Cottage 1 has a large kitchen/living area, a cloakroom, master bedroom with en suite bathroom and two further bedrooms with a shower room. In all 1,668 sq.ft.

Cottage 2 has a large kitchen/living area, bedroom with en suite bathroom.

There is also a separate self contained studio comprising kitchenette, bedroom with an en suite shower room. In all 1,076 sq.ft.

Planning permission has been granted to extend the accommodation in Cottage 2 as shown in the floor plans opposite.

The Barn

The traditional timber clad barn has recently been constructed in a U plan and offers 2476 sq.ft. of secure garaging, stables, tack room, feed room, staff WC and storage together with an open cart shed. All along one elevation is a covered wood store. The Hay loft provides an additional 1291 sq.ft.

The Area

Nearby is the vibrant market town of Marlborough, referred to as 'Merleberge' in the Domesday Book. From 1086 it was known as a place where coins were minted, Tudor kings hunted deer and coaches heading from London stopped to feed and water their horses.

Today Marlborough has a cosmopolitan buzz about it, with excellent shopping, a wide choice of places to eat and things to do, such as fishing, walking, riding and site seeing.



Shopping

Marlborough, with its Waitrose supermarket is under a mile away, with larger regional centres found at Newbury to the East, Swindon to the North and Chippenham to the West.



Schooling

There are a number of well-regarded schools in the area, including Marlborough College, St Mary's Calne, Downe House, Radley College, Eton and others as well as prep schools including St. Francis, Pinewood and St. Gabriels.



Walking and Riding

There are a large variety of foot paths and bridleways that can be accessed from the property that radiate throughout the Savernake Forest.

Seymour Place is set on the edge of the Savernake Forest which extends to some 2,750 acres (1100 hectares) with some of the oldest trees in the UK. The forest is privately owned and leased by the Forestry Commission, and gives access to miles of footpaths and bridleways, accessed from the gates of Seymour Place. Henry VIII also wooed Jane Seymour from the Forest.



Travel

There are regular train services from Swindon to London Paddington taking from 55 minutes, Great Bedwyn to London Paddington from 76 minutes and Hungerford to London Paddington from 66 minutes.



The M4 (J14) is approximately 12 miles to the North East of Seymour Place which in turn links to the A34 at J13, giving easy access to Oxford, the North and to the South Coast.



International and Private Airports can be found at Heathrow, Kidlington, Farnborough and Southampton.

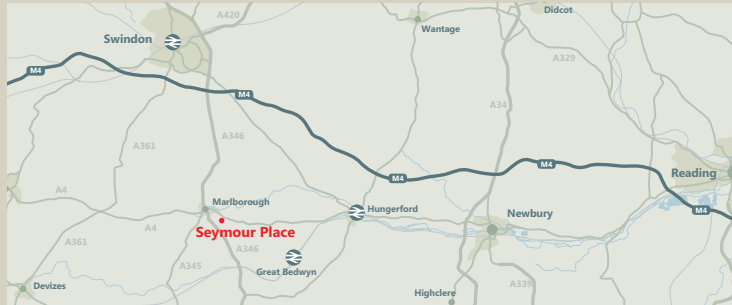
(All distances and times are approximate)

Marlborough 1 mile • Hungerford 9 miles • M4 J14 12 miles





The site plan is published for guidance only, and although it is believed to be correct its accuracy is not guaranteed, nor is it intended to form any part of any contract.



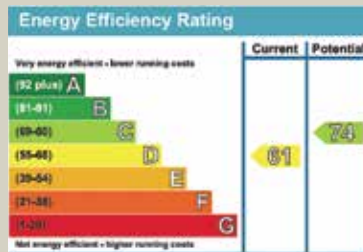
Directions (Postcode: SN8 3HW)

Take the M4 to junction 14. In Hungerford, take the A4 towards Marlborough. After approx. 8 miles you will pass 50MPH signs. On your left is the Grand Avenue through Savernake. 50 metres after this turning is a track on the left. Take this and follow the track round to the right, through the open white gate, and proceed into the park.

Additional Planning Permission

Permission has been granted to put electric utilities underground, upgrade the power source to 3 Phase and link water supplies to the mains. Permission has also been granted for electric gates at the head of the drive.

Seymour Place (Predicted Energy Assessment)



Seymour Cottage



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Particulars dated: June 2015. Photographs dated: June 2015 & Various

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