

# BRIMSLADE HOUSE

BRIMSLADE • MARLBOROUGH • WILTSHIRE







# BRIMSLADE HOUSE

**BRIMSLADE  
MARLBOROUGH • WILTSHIRE**

*A magnificent family house  
near Marlborough*

Reception hall • Drawing room • Dining room  
Family room • Kitchen/breakfast room • Study  
Playroom • Pantry • Utility/boot room  
Cloakroom • Cellar

Master bedroom with ensuite shower room  
Guest bedroom with ensuite shower room  
4 further bedrooms • 2 further bathrooms  
Second floor with 3/4 further bedrooms and bathroom

Former coach house (889 sq ft)  
Tennis court • Attractive gardens with orchard  
Small lake and meadow

In all about 10.45 acres and 6,092 sq ft

Marlborough 4 miles, Pewsey 4 miles  
(London Paddington 65 minutes), Hungerford 12 miles,  
Swindon 16 miles, Newbury 21 miles, M4 (J.15) 12 miles,  
Andover 25 miles (London Waterloo 70 minutes).  
(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.**

## Wiltshire

- Brimslade House is located in the pretty hamlet of Brimslade, to the south of the market town of Marlborough.
- The property is located in an Area of Outstanding Natural Beauty on the edge of the Savernake Forest, adjacent to the Kennet & Avon Canal and at the head of the Pewsey Vale.
- The market town of Marlborough is 4 miles away with its broad High Street, weekly market, wide range of shops, including Waitrose, wine bars, restaurants and other facilities.
- Nearby Burbage has good local amenities, including a primary school, village shop, post office, two pubs, church, church hall, village hall, playing fields and a doctor's surgery.
- In addition to Marlborough College, the area is well known for its schools, including Dauntsey's, St Mary's and St Margaret's, Calne and St John's Marlborough. Pinewood and Farleigh are also popular choices for children living in the Marlborough area.
- Junction 15 of the M4 at Swindon is within a 30 minute drive; Newbury and Andover are about 21 and 25 miles respectively, providing access to a wider range of facilities. Brimslade is only 4 miles from Pewsey with its regular high speed train service to London Paddington taking just over an hour. Great Bedwyn, 6 miles away, also has direct trains to Paddington (about 65 minutes).
- The property is surrounded by attractive countryside with the Kennet & Avon Canal passing behind the house.

## For Sale Freehold

- Brimslade House is a wonderful example of early 17th century architecture and is believed to have been built in 1602 with later additions for the first Duke of Somerset who was Lord Protector to the boy King, Edward VI.
- The house is constructed of brick and clad with tile hanging under a tiled roof.



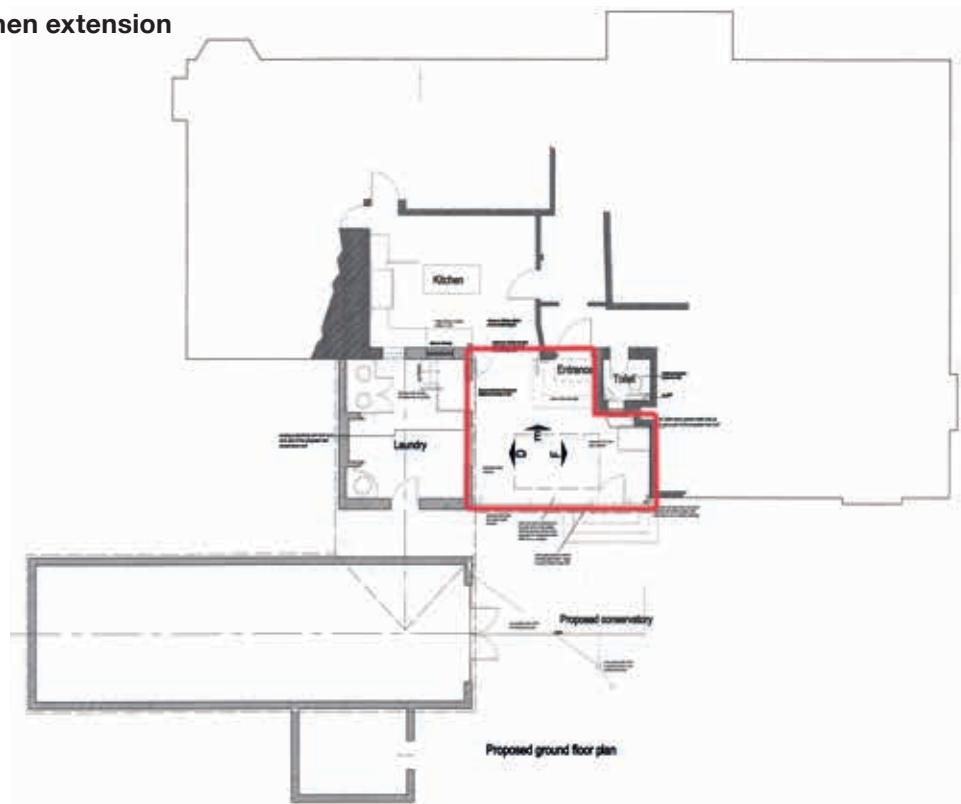


- Grade II\* Listed, it is understood the house was used as a court house by the neighbouring estate. This would explain the existence of the dungeon.
- The house is arranged over 3 floors and has many original features including oak and pine panelling, flagstone floors, moulded dados and window shutters throughout.
- The master bedroom has full-height 17th century panelling with plastered and gadrooned overmantel with the Seymour coat of arms.
- The principal reception rooms are light and airy with good ceiling heights.
- A prominent feature of the house is its wonderful turned chimneys.
- There is a former coach house to the north of the house which is currently used a workshop, however, subject to planning this could provide excellent secondary accommodation.
- Planning permission was granted in July 2012 to extend the kitchen with a garden room/conservatory. Planning application E/2012/0247/FUL, see plan overleaf.

### Outside

- The property is approached via a pretty canal bridge with a long drive leading to a large gravelled parking area.
- An archway from the drive leads to a terrace and to the front door with another gate leading to the rear courtyard and coach house.
- To the south of the house there is an area of formal garden with a variety of mature flowering shrubs and plants, and a gravelled path.
- There are a number of mature trees and an orchard area. To the west of the house there is a tennis court.
- There is also a tractor/potting shed and a log store.
- To the east of the property is a large area of meadow, which could provide useful grazing and an attractive small lake.

## Proposed kitchen extension



### Accommodation

See floor plans.

### Services

Mains electricity, private drainage and metered water supply.  
Oil heating and Aga. Broadband connection available.

### Fixtures & 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: 01380 724911

### Post Code

SN8 4NG

### Directions

From Marlborough head south through Savernake Forest on the A346 Salisbury Road. After about 4 miles turn right for Wootton Rivers and Brimslade. Follow this road for about half a mile and take the turning on the left signposted for 'Brimslade - Private Drive'. Continue along the lane for a quarter of a mile and at the cottages continue straight on, pass over the canal bridge and Brimslade House will be found straight ahead.

### Viewing

Viewing by prior appointment only with the agents.



### Coach House



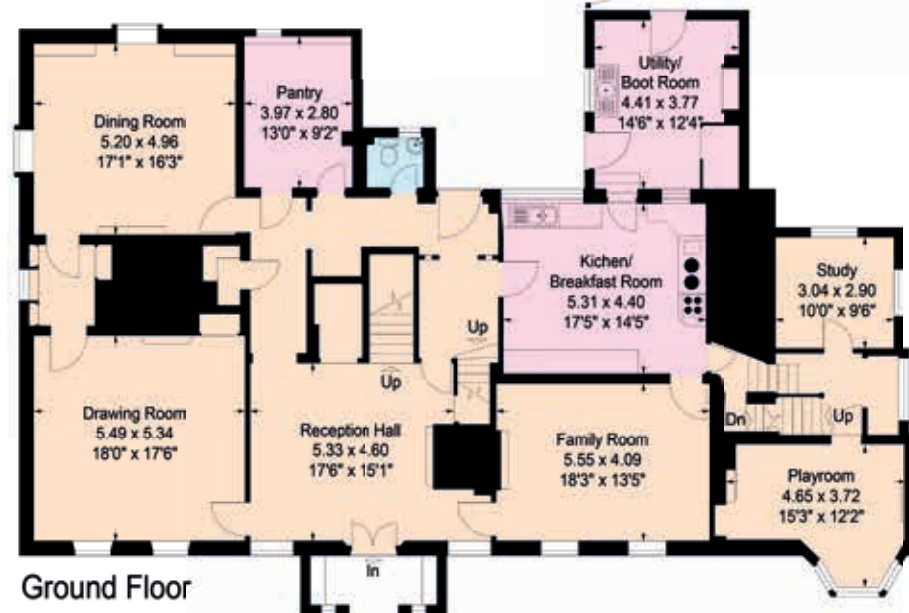
First Floor



First Floor



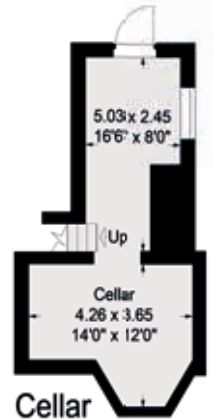
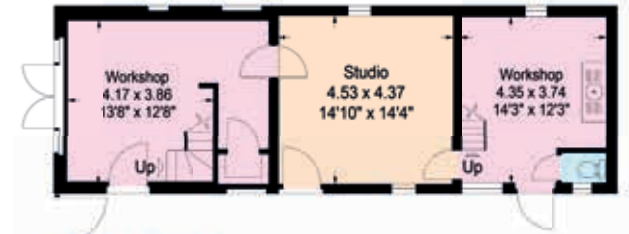
Second Floor



Ground Floor

Approximate Gross Internal Floor Area:  
 House - 566 sq.mts./ 6092 sq.ft.  
 Coach House - 83 sq.mts./ 889 sq.ft.

### Coach House



Cellar



**01488 682726**  
 Ramsbury House, 22 High Street  
 Hungerford, Berkshire RG17 0NF  
 rob.wightman@knightfrank.com



[manningfordcroft.co.uk](http://manningfordcroft.co.uk)

**01672 564555**  
 1 High Street, Pewsey  
 Wiltshire SN9 5AF

[mark.chick@manningfordcroft.co.uk](mailto:mark.chick@manningfordcroft.co.uk)

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. Particulars dated July 2015. Photographs dated May 2008 and July 2015. Ref: RMCW/259032. Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London, W1U 8AN, where you may look at a list of members' names.

Energy Efficiency Rating		Current	Potential
2015 Energy Performance Certificate (EPC) rating	A		
2015 Energy Performance Certificate (EPC) rating	B		
2015 Energy Performance Certificate (EPC) rating	C		
2015 Energy Performance Certificate (EPC) rating	D		
2015 Energy Performance Certificate (EPC) rating	E		
2015 Energy Performance Certificate (EPC) rating	F		
2015 Energy Performance Certificate (EPC) rating	G	15	26

England & Wales