



**THE MANOR HOUSE,
CLYFFE PYPARD**

Carter Jonas

THE MANOR HOUSE, CLYFFE PYPARD, WILTSHIRE, SN4 7PY

AN IMPRESSIVE GRADE II LISTED COUNTRY HOUSE IN A BEAUTIFUL SETTING WITH
EXCEPTIONAL GARDENS AND C11.15 ACRES IN TOTAL.

KEY FEATURES

- Nine bedrooms
- Two bathrooms
- Kitchen / breakfast room and pantry
- Drawing room
- Sitting room / study
- Dining room
- Billiards room
- Extensive gardens
- Driveway parking
- Car port
- Outbuilding with potential (STPP)
- Peaceful, edge of village location
- Stunning views over the surrounding countryside



SITUATION

The Manor House is situated on the edge of the pretty Wiltshire village of Clyffe Pypard. The house sits in a prominent position with panoramic and open views across the dramatic landscape and stunning countryside. Clyffe Pypard is set below a wooded part of the hill known as Clyffe Hanging and has a parish church. The nearby village of Broad Hinton provides further good local amenities including a pub, Italian restaurant, village hall. Marlborough lies 9 miles to the south-east across the Downs and Swindon is approximately 8 miles to the north with regular train services to London Paddington (approx 1 hour). The M4 Junction 16 lies 8 miles to the north.

Wiltshire is renowned for its excellent selection of state and independent schools. Local private schools include Marlborough College, Pinewood School, St. Mary's Calne, St Margarets Prep School, Dauntsey's School, Cheltenham College, Cheltenham Ladies College and Bath schools. Additionally, there are a number of local primary and state schools.

DESCRIPTION

The Manor House is a striking and elegant Grade II listed country house of brick elevations with stone dressings under a stone slate roof and relieved by stone mullioned windows with timber paned casements. Enjoying a spectacular location on the edge of the village and benefitting from far reaching views over the surrounding countryside, the house was built in c1840 and remodelled in c1880, creating a truly wonderful family home.

The principal reception rooms lead from the welcoming wood panelled entrance hall, befitting of a house of this grandeur. These include the large, well-proportioned drawing room with fireplace and wood burning stove, dining room, study/sitting room and billiards room. Doors lead from the dining room and billiard room into an inner hallway, which in turn takes you through into the kitchen/breakfast room, a spacious room with lovely views out over the gardens.

The larder and boot room complete the ground floor accommodation and steps lead down from the inner hallway to a large and impressive wine cellar.

The sweeping staircase leads to the landing on the first floor. The nine-bedroom, two bathroom layout arranged over the first and second floors makes for comfortable family living. The substantial principal bedroom, with plentiful built in wardrobes, enjoys wonderful westerly views out over the garden and beyond. Given the wealth of space on offer, the property provides flexible accommodation throughout, and some bedrooms could easily be converted into home offices and/or a children's playroom, should that be preferred.

The property has enormous potential to be enhanced and updated subject to the necessary planning permissions.

OUTSIDE

The Manor House is approached through double gates leading to a large, cobbled parking area with space for a multitude of vehicles. There is a four bay car port and a fabulous old Coach House, which has the potential to be converted into further accommodation subject to obtaining the necessary consents.

The house enjoys a delightful mature garden and grounds and is set in approximately 11.15 acres. The garden is mainly laid to lawn interspersed with pathways and with an array of mature trees and shrubs. The area by the lake is the perfect place to relax and unwind. There are also many wonderful spots in this expansive garden from where you can enjoy the far-reaching views.





Classification L2 - Business Data

SERVICES & MATERIAL INFORMATION

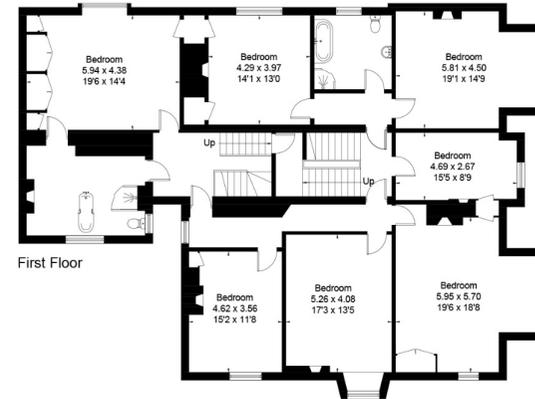
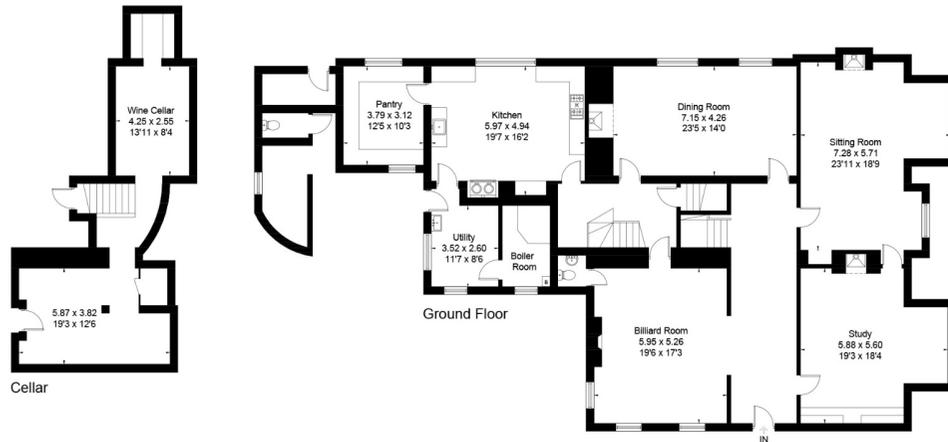
- Freehold
- Grade II Listed
- Mains water, private drainage, Oil fired central heating.
- Council tax band: H - <https://www.wiltshire.gov.uk/article/7069/Council-tax-bands-and-charges>
- Energy efficiency rating: Band F
- Broadband and mobile coverage. Please refer to <https://checker.ofcom.org.uk/>

GUIDE PRICE £2,000,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Clyffe Pypard Swindon, SN4
 Approximate Area = 6016 sq ft / 558.9 sq m
 Cellar = 482 sq ft / 44.8 sq m
 Outbuildings = 1343 sq ft / 124.8 sq m
 (Excluding Open Space)
 Total = 7841 sq ft / 728.5 sq m



Cellar



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65830

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