



**BURBAGE,
MARLBOROUGH**

Carter Jonas

PALL MALL HOUSE, BURBAGE, MARLBOROUGH, WILTSHIRE, SN8 3AW

KEY FEATURES

- Main house – 3162 square feet
- The Guest House – 1306 square feet
- Glorious rural position with stunning views
- Mature south-facing garden
- c1.63 acres in all
- Driveway parking
- Ideal for multi-generational living and/or home office
- Planning in perpetuity for four bay garage and office above, plus parking for additional 8+ cars - PL/2021/05061
- Indoor swimming pool
- Popular village close to Marlborough
- Close to village amenities
- Easy access to mainline trains at Pewsey, Great Bedwyn, Hungerford and Andover.

SITUATION

Pall Mall House is well located on the edge of the village of Burbage, conveniently positioned to make the most of the surrounding countryside and all the village has to offer. Burbage itself is on the edge of an Area of Outstanding Natural Beauty on the borders of the Savernake Forest. The village has excellent local facilities including a nursery school, well regarded primary school, shop, a public house, doctor's surgery, and a petrol station with post office. Marlborough is approximately 6 miles away and offers an extensive array of shopping facilities as well as a variety of bars, restaurants, coffee shops and a boutique cinema.

Fast and regular train services to London Paddington are available from Pewsey, Great Bedwyn and Hungerford, whilst trains from Andover station are on a direct line to London Waterloo. Communications are well served by the A303 giving access to the M3 and the M4 Junction 14 (11 miles away).

There is an excellent selection of schools in the area. Local primary options include Burbage, Easton Royal, Savernake and Great Bedwyn. Nearby prep schools include Farleigh, near Andover, and St Francis in Pewsey. Independent senior schools in the vicinity include Marlborough College, Dauntsey's and St Mary's Calne, while the state sector is served by St John's Academy in Marlborough and Pewsey Vale secondary school in Pewsey.

A SUBSTANTIAL FAMILY HOUSE OCCUPYING A FABULOUS RURAL POSITION WITH SOUTHERLY VIEWS, AN INDOOR POOL, PADDOCK AND THE ADDED BENEFIT OF A DETACHED GUEST HOUSE.



DESCRIPTION

Pall Mall House is an impressive, detached period home sitting at the end of a country track on the edge of the sought-after village of Burbage near Marlborough, surrounded by beautiful countryside.

The house offers generous family accommodation with excellent living space on the ground floor. The expansive sitting room includes a central double-aspect open fireplace and two distinct seating areas, with a separate dining room leading off it. The fully fitted kitchen is a superb room, providing ample space for informal dining. A snug/study is positioned just off the kitchen area, and all of these rooms feature French doors opening onto the garden.

Beyond are internal doors which open directly into the indoor spa area with swimming pool, offering plenty of space for seating, tables, loungers, or gym equipment. The pool area includes a jacuzzi zone and creates an ideal space for relaxation and entertaining. The ground floor also includes two shower rooms, one of which is conveniently located next to the indoor swimming pool.

Upstairs, the principal bedroom features an extensive range of fitted wardrobes and ensuite bathroom, with both bath and separate shower. A second bedroom also benefits from a beautiful, recently fitted, ensuite shower room. Two further double bedrooms are served by the downstairs shower rooms.

The Guest House is an attractive detached building with its own private garden and terrace with beautiful views overlooking fields and the forest beyond. The ground floor features a well-proportioned kitchen, plus seating and dining area. The large beautifully designed bathroom features a wet room and slipper bath. The substantial office, also located on this level, could readily serve as a stylish sitting room. A full wall of bi-fold doors opens onto the terrace and garden, enhancing the sense of space and light. The first floor is currently divided into two spacious double guest rooms, served by the stylish ground floor bathroom.

Note: The Guest House also provides excellent flexibility to any potential purchaser which may wish to run their own business from home since the guest house also currently has permission for commercial use.

OUTSIDE

The main driveway lies at the end of a quiet lane, where wrought iron gates open onto a stone cobbled parking area. To the rear, a spacious south-facing paved terrace with overlooks the spectacular countryside and beautifully maintained gardens, which are largely laid to lawn and bordered by established hedging and dry-stone walls, marking the transition to the more formal garden. Several mature trees provide structure and character. A gate leads through to the paddock beyond (c0.84 acres), where a circular patio with a Breeze House creates yet another inviting spot for alfresco dining.

To the north of the house and included in the sale is a plot (c0.29 acres) which has planning in perpetuity, with sufficient foundations already laid, for a large four bay garage with open plan office space above. There is also a gravelled parking area for an additional 8+ vehicles.

In total, the gardens and grounds extend to approximately 1.63 acres and enjoy wonderful rural views.





Classification L2 - Business Data



The Guest House Bathroom

The Guest House kitchen/breakfast room

SERVICES & MATERIAL INFORMATION

- Freehold
- Mains water, private drainage, Oil fired central heating.
- Council tax band: G and commercial for The Guest House
- Energy efficiency rating: D
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE £1,395,000 subject to contract

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Building Plot

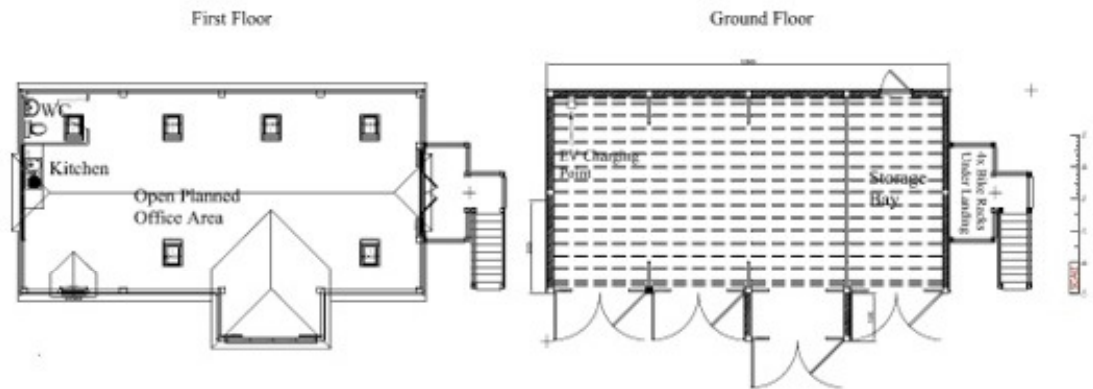
Included in the sale is the plot of land to the north of the house, measuring approximately 0.29 acres, which has planning in perpetuity for a large, four bay garage with open plan office space above. Sufficient foundations have already been laid with the proposed imagery below and all original planning documents are available upon request.

Proposed External Materials

Clay Tile Roof, Softwood Weatherband Clad



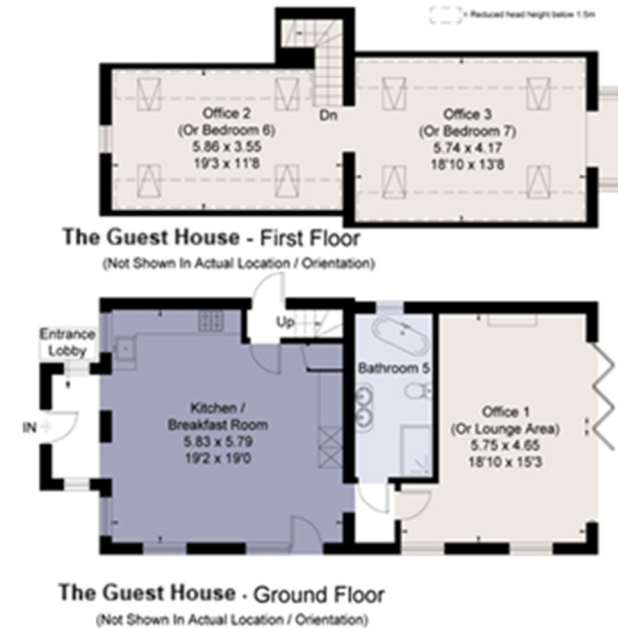
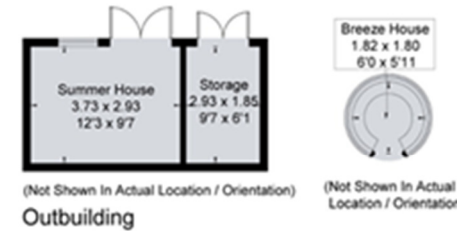
Proposed Internal Layout



Proposed Elevations



Approximate Floor Area = 293.8 sq m / 3162 sq ft
 Guest House= 121.3 sq m / 1306 sq ft
 Outbuilding = 16.5 sq m / 177 sq ft
 Total = 431.6 sq m / 4645 sq ft



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 #88591

Marlborough 01672 514 916
 93 High Street, Marlborough, SN8 1HD
carterjonas.co.uk
 Offices throughout the UK

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