

The Manor



Upavon, Pewsey, Wiltshire





The Cottage



Games Room

THE MANOR, UPAVON, PEWSEY, WILTSHIRE SN9 6EB

*Pewsey 4 miles (London Paddington 65 minutes), Devizes 10 miles, Marlborough 11 miles, Salisbury 17 miles,
Andover 22 miles (London Waterloo 70 minutes), M4 Junction 14 21 miles*

AN IDYLIC MANOR HOUSE SET AT THE EDGE OF A POPULAR VILLAGE WITH A CHARMING COTTAGE, OUTBUILDINGS, GARDENS AND PADDOCKS TOTALLING APPROX 8.5 ACRES INCLUDING FISHING RIGHTS ON THE RIVER AVON.

Reception Hall, Drawing Room, Sitting Room, Kitchen/Breakfast Room with Aga and large dining area, Larder, Laundry, Store Room.

7 Bedrooms, 3 with adjoining Bathrooms and 2 further Bathrooms.

Cottage with Sitting Room, Kitchen/Breakfast Room, Hall, Cloakroom, 2 Bedrooms with adjoining Bathrooms, Garage.

Barn converted to large Games/Party Room, Garaging, Garden store, partially Walled Gardens with Pond, Paddocks and Double Bank Fishing on the River Avon.

In all about 8.5 acres





Location

Upavon is a popular village situated approx. 4 miles south of Pewsey and 11 miles south of Marlborough, in the Avon Valley and just on the edge of Salisbury Plain. The village has a thriving village shop, garage, two pubs, doctors surgery, and a golf course. The larger village of Pewsey provides a wider range of facilities and the historic cities of Bath and Salisbury are nearby, as are the large commercial centres of Swindon, Andover and Newbury.

There are regular buses services from the village to surrounding towns and nearby Pewsey has a station providing services to London Paddington (journey time 65 minutes). The A345 gives access to the A303/M3 8 miles to the south and to the M4 at junction 14, 21 miles to the northeast.

Schools in the area include a primary in the nearby village of Rushall and Woodborough, St Francis and Farley Prep Schools, Dauntsey's, Marlborough College, Godolphin and St Margaret's and St Mary's Calne.

The Manor is situated on the southern edge of the village up a private drive and overlooking the beautiful River Avon Valley and surrounding countryside. The River Avon runs through the grounds and provides attractive double bank chalk stream fishing.

Description

The Manor, of clunch and flint chequer elevations with some stone mullion windows and stone mullion doorways, under a thatched roof is believed to date from the 17th Century and is Listed Grade II. It was extended and modernised in 1999 and 2002. Sir Nikolaus Pevsner in his "The Buildings of England" series mentions The Manor in the Wiltshire edition. The accommodation is arranged over two floors and has high ceilings and many period features and includes formal reception rooms and a spacious open plan kitchen/breakfast/living room at the heart of the house.

A thatched porch leads to the spacious **Reception Hall** with ornate stairs, a window seat, a separate **Cloakroom** with wc and a walk-in cupboard. To one side is the formal **Drawing Room** carpeted with high ceilings and sash windows and a fire place. On the other side is the double aspect **Sitting Room** with stone mullion windows and an open fireplace. The **Kitchen/Breakfast Room** with a tiled floor has a range of wall and floor units incorporating a sink, electric oven and a dishwasher. There is a central island with electric hob and an oil fired four door Aga, a larder and door to the garden. The kitchen/breakfast room is open plan with the spacious **Dining/Living Room** with tiled floor and french windows to the garden. To one side is a **Boot Room** and on the other a large **Laundry Room** with wall and floor units and a **Utility Room**. Stairs lead to the **Two Double Bedrooms** with views over the garden and a **Bath and Shower Room** which could form separate accommodation.

The main staircase from the reception hall leads to a landing and to the **Principal Bedroom** with walk-in wardrobe and **ensuite Bathroom**, there are **two Double Bedrooms** with **ensuite Bathrooms**, and **two more Double Bedrooms** and **two Bathrooms** totaling 5 in all, in the main part of the house.

Outside

The house is approached via private drive leading to a turning and parking circle overlooking the lovely pond. The Cottage large Barn and separate Garage create a courtyard effect. The Gardens bordered by mature trees and high brick walling are large enough to comfortably take a swimming pool and tennis court, subject to the usual consents. There are lawned gardens to the front with a Walled Garden to the side laid to lawn with a former grass tennis court. A door way through the wall leads to a vegetable garden with raised beds and on to a foot bridge (in need of some repair) leading over the river.





Important Notice
 Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, seller(s) or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Birkmyre Property Consultants nor anyone in its employment or acting on its behalf has authority to make any representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. The images shown may only represent part of the property and are as they appeared at the time of being photographed. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. The areas, measurements and distances are approximate only. Any reference to alterations or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice.



Cottage

The cottage, built in 2000, compliments the main house and provides exceptional accommodation for family, guests or letting. Its is currently let for £850 p.c.m., on an Assured Shorthold Tenancy. It boasts a vaulted Sitting Room, a Kitchen/Breakfast Room, two Double Bedrooms with ensuite Bathrooms and a Garage.

Barn

Forming part of the courtyard is a thatched barn which has been converted to provide a substantial Games/Party Room which at present houses a full size billiard table and could suit quite a few different uses including the possibility of conversion to another dwelling or offices, subject to the relevant consents.

Paddocks

The Paddocks lie to the south of the garden and house and comprise four paddocks each with its own water supply and field shelters. There is an all weather lunging ring/menage (in need of refurbishment). To the west of the Cottage and Barn there is a partially walled Orchard.

Fishing Rights

There are approximately 250 yards of double bank fishing rights on the river Avon with the property.

Services

Mains water, electricity and drainage, Oil fired central heating, Broadband speed up to 76mbps fibre (Source uswitch.com). Council Tax Band G £2657.85 payable 16/17

Local Authority

Wiltshire Council: 0300 4560100

Directions

From Marlborough take the A345 through Pewsey and continue towards Salisbury. On reaching Upavon, take the sharp left hand turn in the village towards Andover (A342). The drive for The Manor will be found shortly on the right hand side, opposite the village hall and before the bridge.

Agents Note

A clause requiring an uplift payment in the event of planning permission for residential development of the Orchard being granted will be included in the conveyance.



savills

www.savills.co.uk

01722 426820

Rolfes House, 60 Milford St, Salisbury SP1 2BP

 onTheMarket[™].com

 RICS

 rightmove.co.uk
The UK's number one property website

birkmyre
estate agents

www.birkmyrepc.co.uk

01672 516619

1 Hughenden Yard, Marlborough, Wiltshire SN8 1LT