



## An impressive family house with annex and delightful gardens

Guide Price £1,100,000

Winkworth





## Marlborough SN8 3HN

Main House



### The Property

Forest Hill House is an attractive and impressive family home, dating back to the 18th century with later additions. The property offers flexible and versatile accommodation arranged over two floors. All rooms are light, well-proportioned with plenty of high ceilings throughout with many having views over the gardens and adjoining countryside.

The property has undergone an extensive refurbishment programme over the years and the works carried out have improved the property yet are in keeping with the style and period of the house.

The bespoke kitchen is well fitted with plenty of wall and base units, a versatile large island with additional storage, an impressive gas range cooker, and stripped wooden flooring opening onto the dining area.

The large drawing room with open fireplace with marble surround, plenty of storage shelving and double doors to the garden and patio area makes an ideal space for further entertaining.

The rear entrance hall/family room is located adjacent to the kitchen/dining room and leads to the utility room.

The formal study could be utilised as a formal dining room or an additional reception room if desired.

The wine cellar provides excellent storage and has good headroom and lighting.

On the first floor the main bedroom suite enjoys a dressing room and ensuite bathroom, 3 further bedrooms one with an ensuite shower room and family bathroom. All the rooms have large windows and enjoy a fine outlook.







### Outbuildings

Workshop

Log store

Double garage with Anderson EV charging point.

### Annex/Coach House



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### Coach House

In addition to the main house the annex provides self-contained additional accommodation. On the ground floor there is an open planned kitchen breakfast room opening onto the sitting area with log burner with stairs to the bedroom and ensuite shower room on the first floor. The annex had its own front door and designated parking area so could easily be let out or used by family members, keeping their independence and privacy.

### Location

Surrounded by beautiful countryside, Marlborough is a special market town in the heart of Wiltshire which enjoys a cafe culture and vibrant High Street. There is a Waitrose supermarket and Rick Stein restaurant with coffee shops and a good mix of national brands and independent retailers. It enjoys regular markets in the High Street which is one of the widest in the UK and there are a variety of culture and social events such as music, art and literature festivals. A recent addition to the town is the parade cinema. The town features a literary festival and the well-known Marlborough College Summer School. The surrounding countryside includes the Savernake Forest and West Woods at Lockeridge and provides for a multitude of outdoor sports and hobbies. Marlborough has excellent schooling with St Johns Academy close by and is also home to the renowned private school Marlborough College. There are two golf courses nearby, a tennis club, leisure centre and gyms in town with shooting, fishing and flying within easy distance. Racing at Newbury.







## The Gardens and grounds

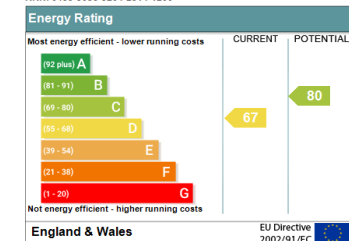
The house is approached off the Hungerford Road onto a gravelled drive with plenty of off-street parking leading to the double garage with electric up and over doors, power light and overhead storage.

To the front of the property there are steps that lead to the front door enclosed by wrought iron railings with a paved terrace.

The private rear gardens are well kept and are mostly laid to lawn with an abundance of flora and fauna, formal bedding and flower borders, a few dispersed trees, patio and sundowner area. The garden extends to a woodland area and a gate leading through to a private road which leads towards the cricket and hockey club and onto the Savernake forest.



Address: Forest Hill House, Forest Hill, MARLBOROUGH, SN8 3HN  
RRN: 0499-3036-3204-2314-1200







Extensive shopping facilities are available in the nearby market town of Marlborough, which boasts one of the widest High Streets in the country and enjoys a café culture ambience. It offers a wide range of shops and facilities with a Waitrose supermarket and a Rick Stein restaurant.



Communications are first class with easy access to the A4 and M4 (Junction 14 about 16 miles distant and Junction 15 14 miles) providing fast access to London and the motorway network (M3 and M5).



Regular train service to **London Paddington** from Pewsey (from 67 minutes), Great Bedwyn (from 64 minutes), Hungerford (from 58 minutes), Swindon (from 47 minutes) and **London Waterloo** from Pewsey (94 minutes) and Andover (from 75 minutes).



International airports at Gatwick, Heathrow, Bristol and Southampton.



Microlight, Gyrocopter, and light aircraft flying and training at Clench Common airfield.



Golf at Marlborough golf club and Ogbourne Down golf club. Further sporting facilities and clubs include tennis, cricket, running, cycling, rugby, hockey, fishing, and clay shooting.



Racing at Newbury, Bath, Cheltenham and Ascot and Polo at Tidworth Park.



Cinema in Marlborough and Theatres at Newbury, Bath, and Bristol.



Numerous footpaths and bridle ways and canal tow paths on the nearby open countryside, many of which fall within an Area of Outstanding Natural Beauty.



Numerous Historic monuments and Heritage sites including Avebury and Silbury Hill.



Sailing can be found on numerous places on the south coast. There is a wide choice of nursery, primary and secondary schools, both state and private in the area including Marlborough College, St John's Academy, Dauntsey's and St. Francis.

#### General

Services: Mains water, electricity, private drainage. Gas heating.

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

EPC Band: D

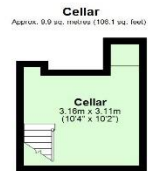
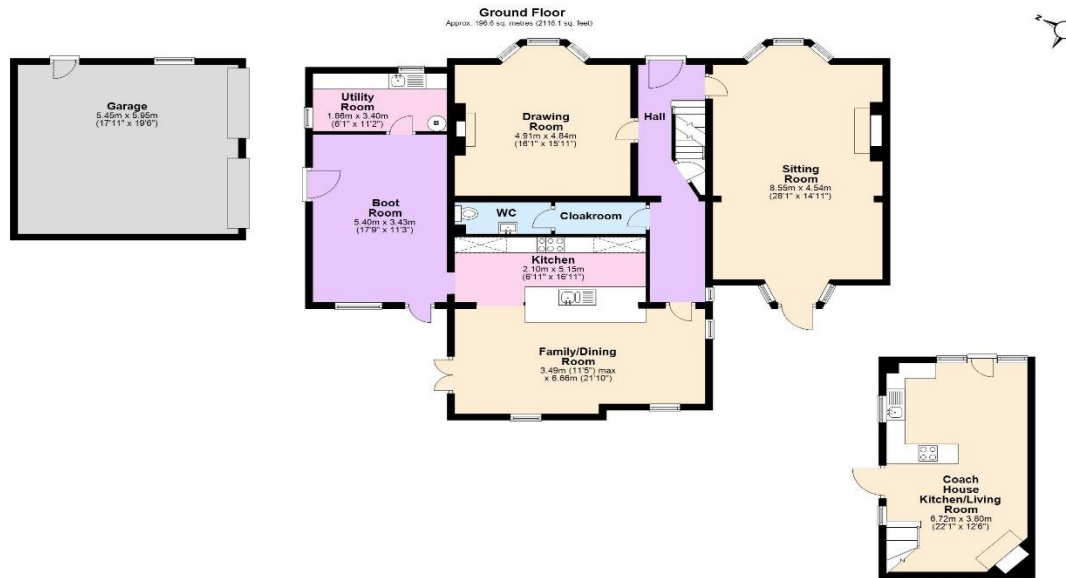
Council Tax Band: <https://www.wiltshire.gov.uk/article/7069/Council-tax-bandsand-Charges>

Broadband and mobile coverage. <https://checker.ofcom.org.uk/>

Postcode: SN8 3HN

Directions: <https://what3words.com/paraded.scratches.limitless>





Marlborough | 01672 552777 | [marlborough@winkworth.co.uk](mailto:marlborough@winkworth.co.uk)

Total area: approx. 343.0 sq. metres (3691.7 sq. feet)

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