



# Burton Hill House

Malmesbury, Wiltshire

A notable Grade II listed residence of considerable scale and distinction, positioned on the edge of one of Wiltshire's most historic market towns.

Burton Hill House, Burton Hill, Malmesbury, Wiltshire, SN16 0EL

Malmesbury 0.5 miles · M4 (J17) 5.5 miles · Tetbury 6.5 miles · Chippenham 9.5 miles  
(Mainline Station) · Cirencester 12.5 miles · Bristol 29 miles

### *Features:*

#### *Main House*

Ground Floor: Reception hall | Kitchen | Dining room | Sitting room  
Drawing room | Games room | Office | Study | Gallery Cinema | Sitting room  
Further kitchen | Utility room | Boot room with WC | Three further WCs | Cellars

First Floor: Principal bedroom with dressing room, walk-in wardrobe and en suite bathroom | Four bedrooms with en suite bathrooms  
Seven further bedrooms | Two bathrooms

Second Floor: Bedrooms 13 and 14 | Bathroom  
Two bedroom self-contained apartment

#### *Gardens and Grounds*

Two courtyard flats | Swimming pool, sauna, and gym complex  
Garaging | Multiple stores | Formal gardens | Ornate Victorian water garden  
Lawns | Woodland | Paddock

In all, about 12.5 acres



## *The property*

Burton Hill House is an imposing and architecturally significant country house, occupying a discreet yet highly accessible setting on the southern approach to Malmesbury. Constructed in the classical style and listed Grade II, the property represents one of the area's most impressive private homes. Its scale, design, and meticulous presentation create a residence that balances historic integrity with refined modern living.

Approached through a formal entrance and framed by mature trees, the house reveals a series of grand internal spaces arranged with generous proportions and a clear emphasis on natural light. The principal rooms display fine period detailing, including intricate plasterwork, deep sash windows, ornate joinery, and impressive ceiling heights.

The ground floor is arranged around a broad reception hall, which provides access to a series of elegant reception rooms suited to both formal entertaining and day-to-day living. These include a drawing room of notable refinement, a well-proportioned dining room, several sitting rooms, a library, games and leisure rooms, studies, and ancillary service areas. Two kitchens - one arranged as a family kitchen and the other forming part of the secondary wing - support flexible living arrangements, complemented by a boot room, utility, and extensive storage.

The upper floors provide a remarkable level of accommodation. Fourteen bedrooms are arranged across the first and second floors, together with a variety of en suite and family bathrooms. The interiors have been thoughtfully enhanced to preserve the architectural character while offering comfort and practicality. The first floor is centred around a distinguished principal suite, complete with dressing room, walk-in wardrobe, and a large private bathroom.

A section of the house lends itself to use as a semi-independent north wing, arranged over two floors with its own kitchen, sitting room, four bedrooms and two bathrooms - ideal for guests, extended family, or staff. In addition, the second floor includes a self-contained two-bedroom apartment, providing further flexibility with its own kitchen, sitting room and shower room.

The estate is further enhanced by an exceptional pool and leisure complex, housed within the former chapel, and restored to an impressive standard. This area includes a swimming pool, gym, sauna, and associated facilities, creating a private wellness retreat within the grounds

## *Brief history*

Once a modest country dwelling known as Inglebourne Manor, the property that later became Burton Hill House began life in the late eighteenth century with a simple northern wing. Its grounds were gradually absorbed into the larger Burton Hill estate, which was eventually divided and sold during the 1830s. Among the purchasers was John Cockerell, whose brother, the celebrated architect Sir Charles Cockerell, would soon leave a defining mark on the site.

In 1842, Charles Cockerell - then holding senior positions at St Paul's Cathedral, the Bank of England and the Royal Academy - was invited to create an impressive new residence that incorporated the original structure. Renowned for his classical style and recipient of the first RIBA Gold Medal, he was responsible for several significant commissions, including work on the Bank of England and the replacement of St Paul's Cathedral's ball and cross in the early 1820s.

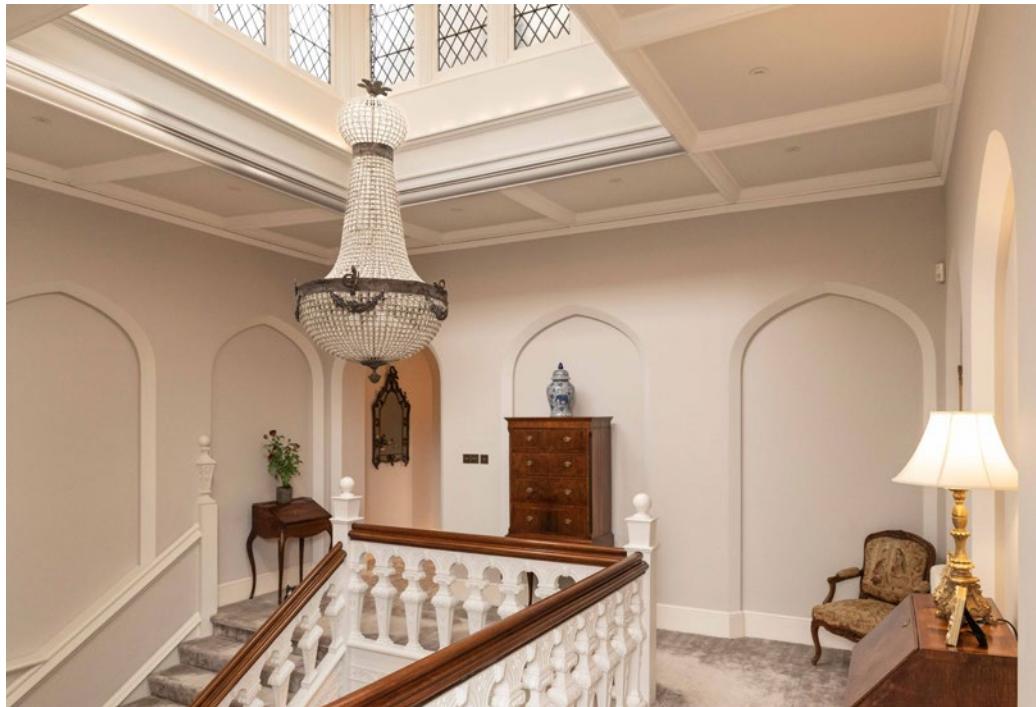
The resulting house became one of Malmesbury's leading homes, echoing the town's medieval setting. Only a few years later, in 1846, a fire destroyed much of the building. Reconstruction followed swiftly, adhering closely to Cockerell's earlier vision, and by mid-century the estate had passed to the Miles family. C.W. Miles would go on to serve as Sheriff of Wiltshire in 1856, and later additions to the grounds in the 1890s included a lakeside feature and a Victorian grotto.

By 1919, the house had taken on a new role as a school. The Shaftesbury Society acquired it in 1945, establishing a chapel in the 1950s and operating the site as a centre for children with learning disabilities. After the school closed in 2007, proposals for redevelopment were explored but never realised. Instead, the present owner undertook an extensive restoration, returning the estate to a distinguished private residence.









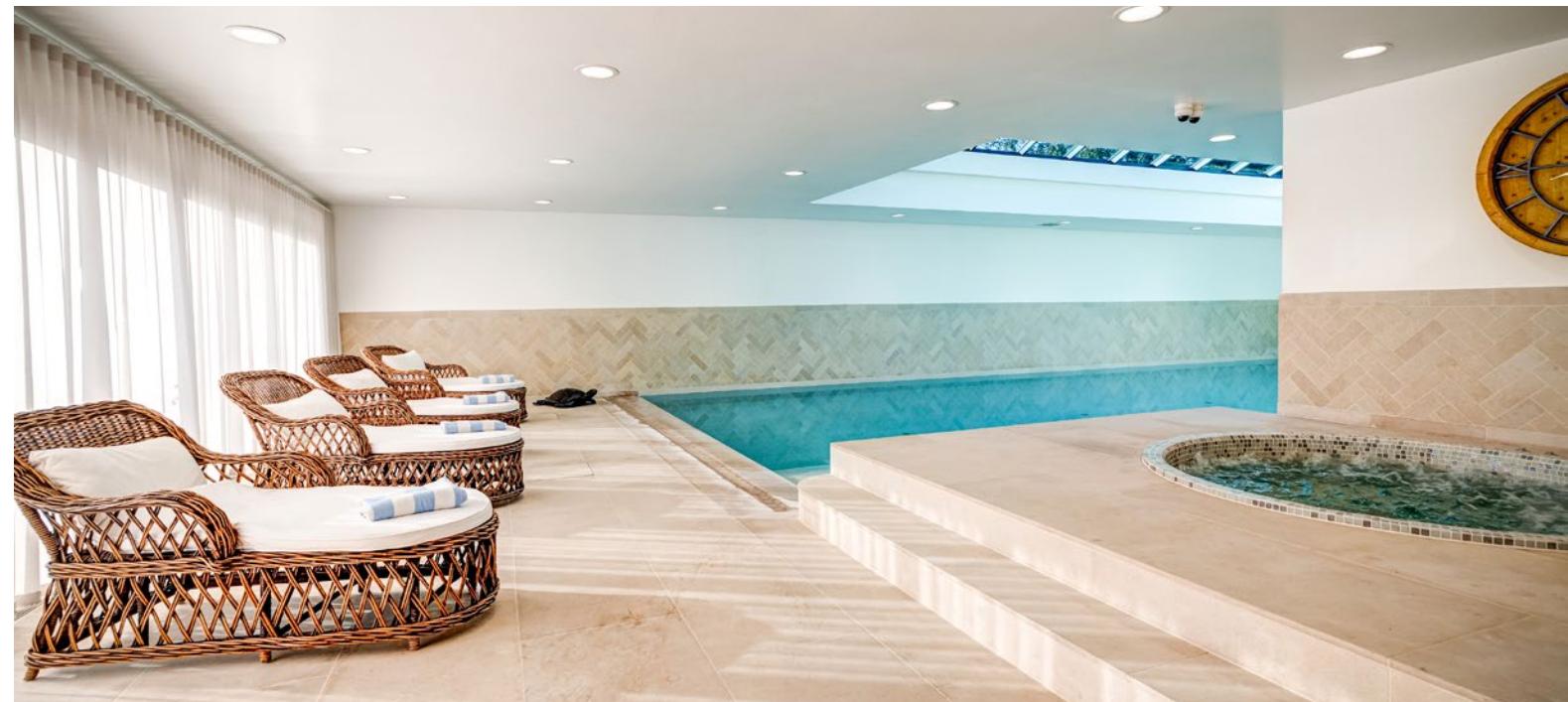
Completed in 2017, the transformation preserved many mid-nineteenth-century elements - among them the finely carved ballroom ceiling, the Jacobean-inspired dining room, imposing fireplaces and exceptional Gothic stonework - ensuring the property's historic character endures.

#### *Outside*

The house is enveloped by approximately 12.5 acres of beautifully composed grounds, designed to create a mixture of formality, seclusion, and amenity. Immediately surrounding the house are structured lawns and terraces, complemented by mature planting and established trees that create an elegant approach and frame the principal elevation.

A particularly notable feature is the Victorian water garden, carefully preserved and forming a tranquil focal point within the wider landscape. Beyond the formal elements lie areas of woodland, paddock land, and open lawns that extend the sense of privacy and provide opportunities for recreation.

Additional accommodation is provided in the form of two courtyard flats, ideal for staff, guests, or multi-generational living. A range of outbuildings, including garaging and multiple stores, support the practical running of the estate.





### **Location**

Malmsbury is celebrated as England's oldest borough and remains a thriving and attractive market town, centred around its celebrated Abbey and historic streetscape. The town provides a wide selection of everyday amenities, including national retailers, independent shops, cafés, restaurants, and a strong sense of community. Burton Hill House is situated within striking distance of the town centre, yet enjoys the peace and privacy of a country setting.

The wider area is well connected. The M4 provides swift access to London, Bath, Bristol, and the wider regional network, while rail services from Chippenham offer direct links to London Paddington. The surrounding countryside is characterised by rolling farmland, market towns, and sought-after villages, with Tetbury and Cirencester only a short distance away.

### **General Information**

**Tenure:** Freehold

**Services:** Mains water, electricity, gas, and drainage

**Local Authority:** Wiltshire Council

**Council Tax:** Band H (main house)

**Planning:** Listed Grade II

**Guide Price:** £7,500,000

**Postcode:** SN16 0EL

**What3Words:** ///pats.stolen.agreeing

**Viewings:** Strictly by appointment through Strutt & Parker



*Main House internal area 22,033 sq ft (2,047 sq m)*

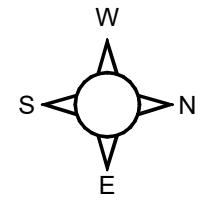
*Outbuilding internal area 6,415 sq ft (596 sq m)*

*Garage 1 internal area 1,302 sq ft (121 sq m)*

*Garage 2 internal area 290 sq ft (27 sq m)*

*Stores internal area 1,194 sq ft (111 sq m)*

**Total internal area 31,234 sq ft (2,902 sq m)**



The position & size of doors, windows, appliances and other features are approximate only.



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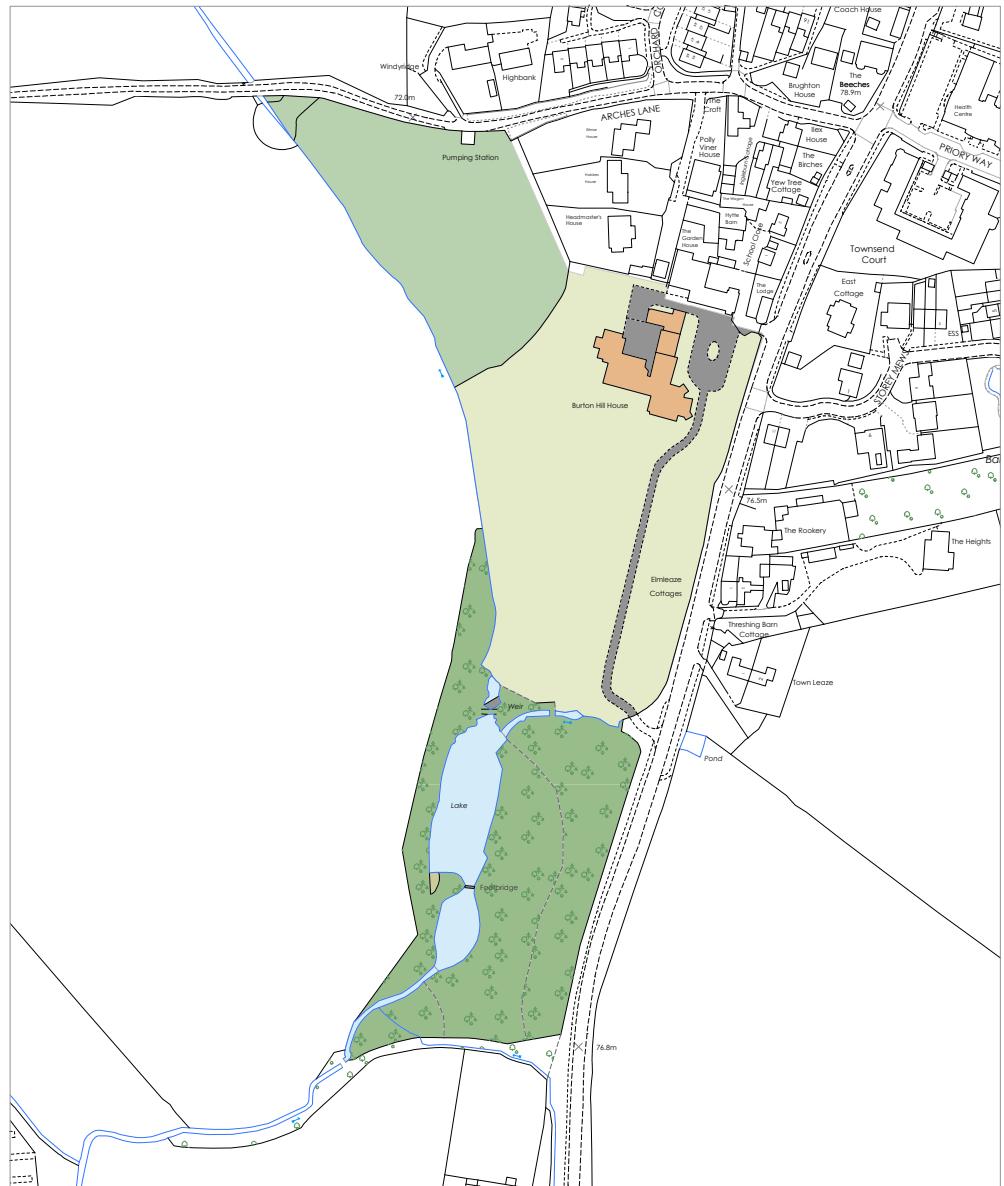
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## Burton Hill House, Burton Hill, Malmesbury, SN16 0EL

Total Area - 4.98 ha / 12.31 ac

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Not to Scale. Drawing No. Z27085-01 | Date 05.12.25



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