



Upper Westcourt, Westcourt, Nr Burbage, Marlborough,  
Wiltshire

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# Upper Westcourt Westcourt, Burbage, Marlborough, Wiltshire SN8 3BW

A delightful country house of over 4,000 sq ft set in beautiful gardens in the Pewsey Vale

Marlborough 5 miles, Pewsey 4.5 miles (London Paddington from 62 mins), Great Bedwyn 5 miles (London Paddington from 57 mins), Hungerford 10 miles, Newbury 19 miles, M4 (J15) 13 miles

Reception hall | Drawing room | Dining room  
Sitting room | Conservatory | Study | Garden room | Kitchen/breakfast room | Boot room  
Utility room | Larder | Cloakroom | Store  
5 Bedrooms | 3 Bathrooms | EPC Rating E  
Gardens | Double car port

## The property

Upper Westcourt is a charming family house set in beautiful gardens and grounds. The house offers wonderful accommodation and the rooms are elegant, spacious and well proportioned with plenty of natural light. The reception hall leads through to the drawing room which has an attractive open fireplace and French doors out to the garden, and there is also a smart formal dining room off the main hall. A garden room style hallway leads to the delightful sitting room which also has an open fireplace, and views across the terrace and garden. Beyond the sitting room is a lovely conservatory, as well as a useful study/office. The large kitchen/breakfast room is fitted with a range of bespoke wooden cabinets and a 4-oven Aga range cooker, and there is plenty of space for a dining table. There is also a boot room, cloakroom and utility room on the ground floor. Upstairs there are five good sized bedrooms including a generous sized

principal bedroom suite with a dressing room and en suite bathroom. There are two further bathrooms on this floor. All the bedrooms have wonderful views across the surrounding countryside.

## Outside

The house sits in beautiful mature gardens and grounds which have been lovingly designed and maintained by the current owners over many years. There are large areas of smart formal lawns, surrounded by fabulous mature yew and beech hedges, mixed herbaceous borders and mature trees. The gardens have been designed to create year-round interest in the garden, and include a rose garden and wonderful attractive topiary. A wide terrace edged with low box hedges overlooks the garden and is ideal for entertaining. There is also a recently re-surfaced tennis court which is cleverly screened from the main garden by beautiful topiary hedges. The house is approached across a gravel driveway and there is a double open-bay car port/garage.

## Location

Upper Westcourt is situated in the small rural hamlet of Westcourt, on the edge of the village of Burbage. There is a thriving local community, and good local facilities can be found in Burbage itself including a primary school, doctors' surgery, pub, and filling station with shop and post office. Nearby Pewsey and Great Bedwyn offer excellent further facilities including train services into London Paddington, and the larger towns of Marlborough and Hungerford provide a wider range of additional facilities including a Waitrose supermarket and a large selection of shops, restaurants and cafes. Salisbury and Newbury are also within easy travelling distance. Communications are excellent with easy access to the M4 (J14 or J15) and the A34 and A303, linking with London and the West Country, and train services from Pewsey and Great Bedwyn. There is a wide choice of schools in the area including Burbage primary school, St Francis Pewsey, Pinewood, Farleigh, St John's Marlborough, Marlborough College, Dauntsey's and St Mary's Calne.

























Floorplans  
House internal area 400 sq m (4,302 sq ft)  
Carport internal area 31 sq m (335 sq ft)  
For identification purposes only.



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

--- Denotes restricted head height

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## Directions

From Newbury follow the A4 to Hungerford and then take the A338 towards Salisbury. Continue for approximately 9 miles and at the roundabout continue straight over towards Pewsey. After approximately 0.4 miles take the next right turn signposted to Westcourt. Follow the lane for approximately 0.5 miles, continuing straight ahead, and the entrance to the property will be found on the left hand side.

## General

**Local Authority:** Wiltshire Council

Tel: 0300 456 0100

**Services:** Mains electricity and water. This property has a private drainage system that may not comply with the relevant regulations, further information is available on request. Oil-fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,750,000

## Newbury

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