Marlborough House · Birdlip Hill

Witcombe · Gloucester

MURRAYS
SALES & LETTINGS

Marlborough House · Birdlip Hill ·Witcombe · Gloucester · GL3 4SN

BEDROOMS: 8
BATHROOMS: 3
RECEPTION ROOMS: 3

GUIDE PRICE £1,750,000

- Superb Equestrian Home
- 8 Stables
- Manège arena
- Farmhouse Kitchen
- Large Level Lawns
- 5.95 Acres
- Purpose-built Barn with Storage and Stabling
- Gated Driveway Parking
- Detached Coach House
- Historic Home

Combining the character of a handsome former coaching inn with an exceptional range of equestrian facilities, Marlborough House offers an impressive country home set within just under six acres along with a detached coach house and extensive outbuildings.

Description

Marlborough House offers an exceptional opportunity to enjoy country living alongside an extensive range of facilities for the equestrian enthusiast. Set within circa six acres, the property includes a manége, arena, stabling and barns, along with a detached coach house, offering potential for conversion to ancillary accommodation, subject to the necessary planning consents.

Formerly The Talbot Inn, the former coaching inn dates back to the 1700s and still retains considerable character and historic interest with handsome proportions and period features.

A traditional farmhouse kitchen sits at the heart of the home with an oil-fired AGA, painted Shaker-style units, flagstone flooring and space for a large kitchen table and sofa. The kitchen overlooks the rear garden, stables and paddocks, while the fitted cabinetry provides plenty of discreet storage.

The two principal reception rooms lead from the handsome reception hall, which retains its original tiled floor. Both are positioned at the front of the house and feature original fireplaces. The second reception room was formerly used as a bedroom and has a cloakroom leading from it, offering flexibility for multi-generational living.

A third reception room is currently used as a spacious home office but would work equally well as a family snug or formal dining room.

A cloakroom, large laundry and boot room complete the ground floor, creating an ideal space for off-loading muddy boots and equestrian paraphernalia.

The upper two floors provide eight carefully arranged bedrooms, with five on the first floor and three on the second. Together, they offer a versatile range of living spaces for family and guests, with ample storage throughout.

The first-floor principal bedroom has an en-suite shower room and all of the rooms at this level enjoy lovely views across the surrounding countryside. A large family bathroom and additional shower room serve the first floor, with a further bathroom and 3 bedrooms on the second floor.

Equestrian Facilities

Marlborough House benefits from exceptional equestrian facilities, extending across just under six acres of garden and paddocks. The property currently provides eight stables with scope to create additional stabling within the purpose-built barn (built by local company, Town and City). Two of the existing barn stables are particularly spacious at 20ft square, while the barn itself also incorporates a dedicated tack room and substantial storage for tractors and other equipment.

The land is divided into paddocks and includes a 20m x 40m schooling arena with a fibre, rubber and sand surface built by Total Equestrian, together with an enclosed all-weather sand turnout area and further enclosed hardstanding areas.

The combination of extensive stabling, paddocks, schooling facilities and purpose-built equestrian buildings provides a highly practical equestrian setup.

Garden, Outbuildings & Coach House

The gardens are principally arranged to the rear and side of the house with level lawns, mature trees, established shrubs and a walled kitchen garden.

A gated gravel driveway provides parking for multiple vehicles, complemented by a covered three-car carport and ample space for a horse lorry. Further outbuildings provide useful storage.

A detached two-storey coach house currently provides a gym on the ground floor with storage above, offering excellent potential for conversion into ancillary accommodation (STP), ideal for multi-generational lving or income generation.

EAT

THE SNUG

Location

Located on Birdlip Hill, Marlborough House sits against a backdrop of stunning views across the hills to the rear alaong with views towards Cranham Woods and Coopers Hill to the front, whilst still only 6 miles from Cheltenham and 9 miles from Stroud.

A network of bridleways runs directly opposite the house providing access through the beautiful Cranham Woods and the surrounding countryside.

Witcombe has a lovely community spirit with a village hall which regularly hosts local events, two churches and the Twelve Bells pub, all within walking distance of Marlborough House.

Just a short drive away in Birdlip there is a well regarded primary school, play group and church with village hall and public houses.

One of the key draws to the area is the excellent choice of schools with sought-after grammar schools in Stroud, Gloucester and Cheltenham, as well as a good selection of state and private schools. In the private sector, Cheltenham has several popular schools including Cheltenham Ladies College and Cheltenham College.

The property is well placed for access to Cheltenham, Gloucester and the wider Cotswolds, while the ongoing development of the A417 bypass is set to significantly reduce traffic through the village, further enhancing the setting of Marlborough House.

Both the M4 and M5 motorways and easily accessible and there are nearby mainline train stations in Cheltenham, Gloucester and Stroud, bringing London, Birmingham and Bristol within commuting distance.

Directions

The property is most easily located by leaving our Painswick office on the A46 in the direction of Cheltenham. After circa 6 miles you will reach the Brockworth roundabout with the Shell garage. Take the right hand exit at the roundabout and then take the first right by The Twelve Bells/Premier Inn, signposted to Witcombe and Birdlip. Continue for circa 400 yards and the property will be found on the left hand side. The gravel driveway access is located just prior to the house.

MURRAYS
SALES & LETTINGS

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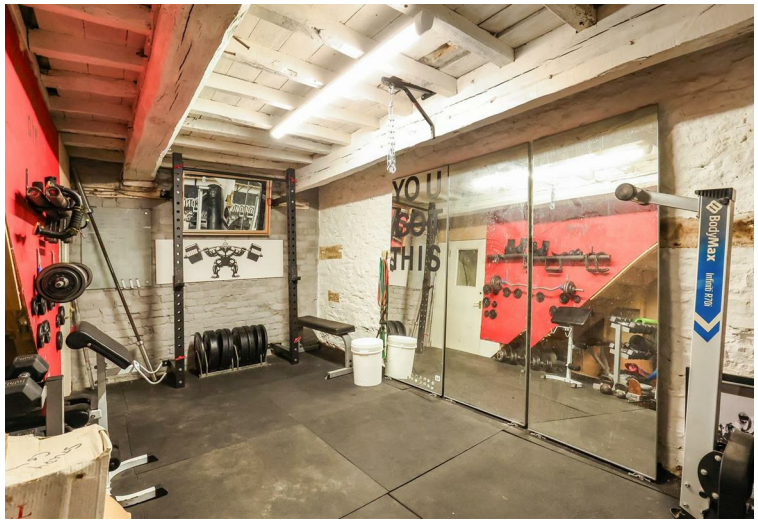

TENURE
Freehold

EPC
E

SERVICES

Mains electricity and water. Septic tank drainage, oil CH and separate oil fired AGA. Tewkesbury Borough Council, tax band G, £3,789.42 (26/27). OFCOM checker broadband, standard 19Mbps, ultrafast 900Mbps. Mobile, o2, Three, EE and Vodafone all good outdoor or variable in home.

For more information or to book a viewing please call our Stroud office on 01453 755552

Marlborough House, Birdlip Hill, Witcombe, Gloucestershire

Approximate IPMS2 Floor Area	
House	382 sq metres / 4112 sq feet
Attic Space	40 sq metres / 430 sq feet
Total	422 sq metres / 4542 sq feet
(Includes Limited Use Area	29 sq metres / 312 sq feet)

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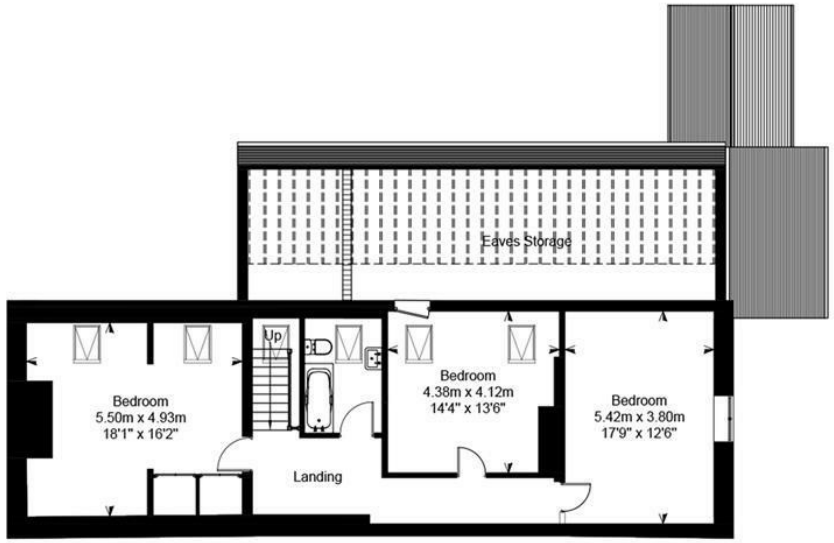
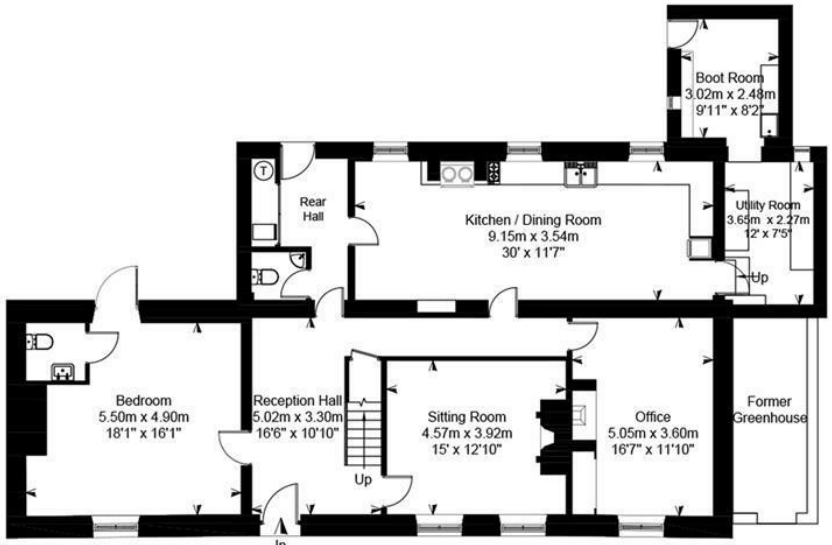
This plan is for identification and guidance purposes only.
Drawn in accordance with R.I.C.S guidelines.
Not to scale unless specified.
IPMS = International Property Measurement Standard

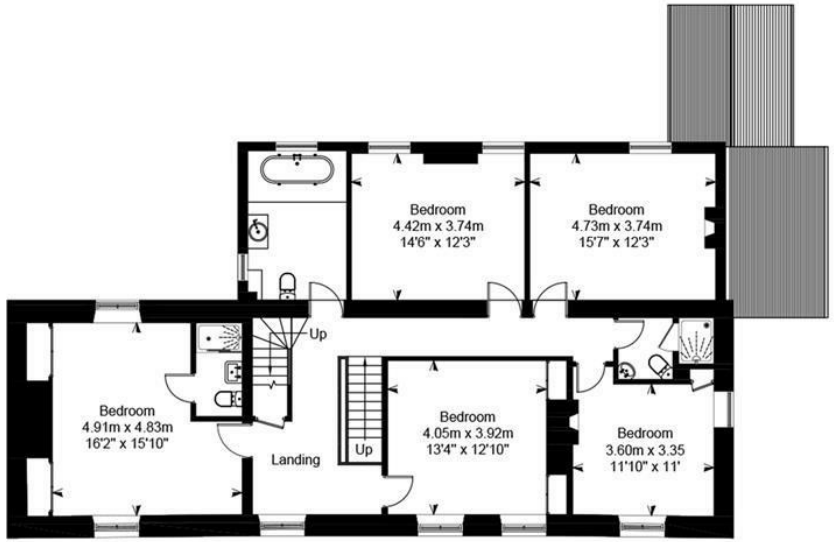


Second Floor

= Limited Use Area



Ground Floor



First Floor

SUBJECT TO CONTRACT

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