



HIGH CLEAR HOUSE, UPPER UPHAM

**BREARLEY & RICH**  
ESTATE AGENTS

## **HIGH CLEAR HOUSE, UPPER UPHAM, ALDBOURNE, WILTSHIRE, SN8 2LF**

Hungerford approximately 10 Miles. Marlborough approximately 11 miles. Swindon 9 miles.  
Rail links: Hungerford to London Paddington in about 1 hour. Swindon to London Paddington from 49 minutes.

A rare opportunity to refurbish or replace a modern house occupying a glorious position with southerly views and approximately 12.7 acres of gardens, paddock and woodland. The property would benefit from refurbishment and updating or replacement subject to planning to make the most of this outstanding position and the views available.

- \* Excellent rural location with views
- \* Sitting room
- \* Dining room
- \* Breakfast room
- \* 2 Studies
- \* Kitchen
- \* Cloakroom
- \* Main bedroom suite with dressing room and en suite bathroom
- \* 2 further bedrooms
- \* Wet room and bathroom
- \* Loft room
- \* Self contained flat comprising sitting room, kitchen, bedroom and bathroom
- \* Workshop/plant room
- \* Swimming pool changing area
- \* Swimming pool
- \* Tennis court
- \* Garaging
- \* 2 Stable blocks
- \* Parking
- \* Woodland, paddocks and gardens
- \* In all approximately 12.7 acres



### **LOCATION**

The hamlet of Upper Upham lies 3 miles to the west of Aldbourne surrounded by glorious countryside. The thriving and friendly village of Aldbourne has excellent facilities including a post office/cafe, a well-stocked co-operative store, a village library, tennis court, St Michael's Primary School, large village church, two public houses and a takeaway. Numerous activities and clubs exist within the village, including a heritage centre, tennis club, drama group, Youth Council, Community Junction and a nationally renowned brass band, to name a few. The village is within the catchment for St. Johns Academy in Marlborough.

The larger town of Hungerford, with its rail link to Reading and London is approximately 10 miles away while the market town of Marlborough is approximately 11 miles to the south and offers a wide range of shops and amenities. The area is surrounded by some of the most scenic countryside in the county with fantastic bridleways, walking and mountain biking. The M4 (junctions 14 or 15) is also within easy striking distance.



### **The Property**

Dating from 1962, High Clear House has been in the same ownership since 1967 and was subject to significant extensions between 1975 and 1985, including to each side and the addition of a large welcoming reception hall with staircase to a galleried landing.

The property benefits from 4/5 reception rooms and a large studio, a kitchen to the south of the property and a master suite with loft room in addition to two further bedrooms and a wet room off the main landing. A separate staircase gives access to a self contained staff flat. To the side of the house and at a lower level there is a swimming pool changing area, plant rooms and workshop.

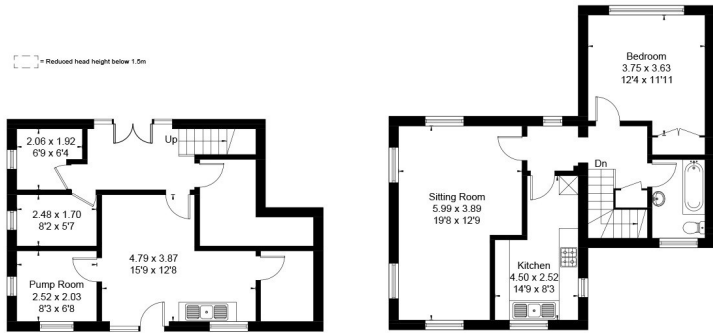
### **Outside**

The property is approached over a long driveway from the lane ensuring privacy. In front of the house there is a large parking area with garaging and stabling. Directly to the rear of the house there is a swimming pool (disused), while to the far side (east) there is a disused tennis court. Beyond the tennis court there is an area of mixed woodland filled with bluebells. The land benefits from views to the south over open farmland. To the north of the house there is a gently sloping paddock with stable block complete with power and water. Beyond the paddock there is an area of woodland filled with wildlife and providing further views over the surrounding open countryside. Note; A byway runs across the property between the paddock and the woodland.

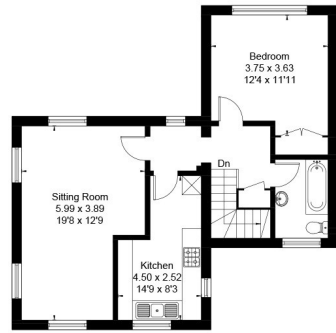
### **Services**

Mains water and electricity, Oil fired central heating, Private drainage. Air conditioning to some rooms. Solar panels. Council Tax Band G.

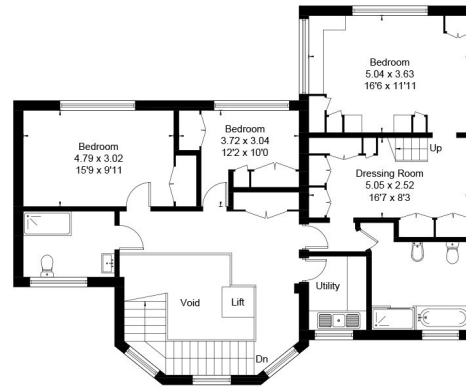
Approximate Floor Area = 518.1 sq m / 5577 sq ft  
 Outbuildings = 163.2 sq m / 1757 sq ft (Including Garage)  
 Total = 681.3 sq m / 7334 sq ft



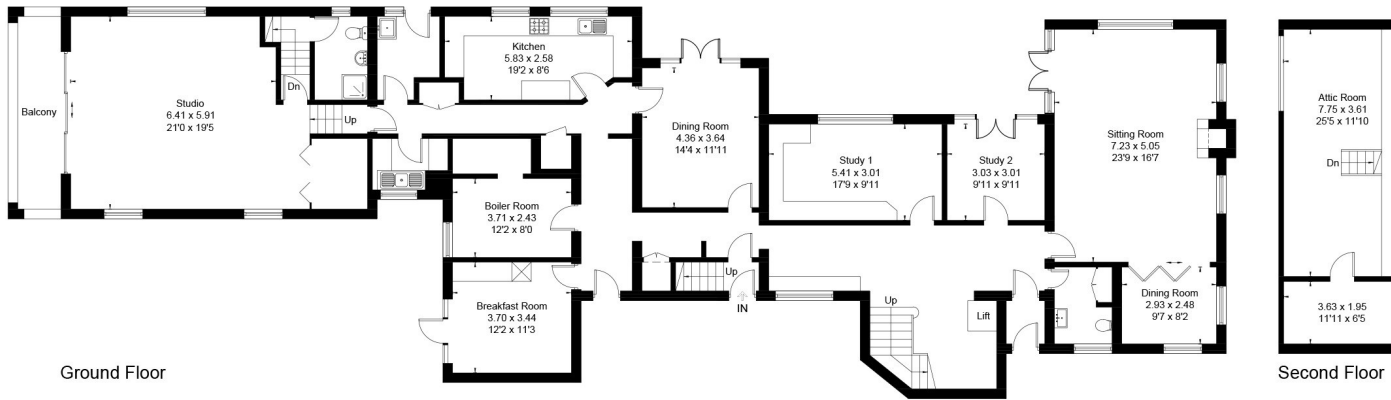
Lower Ground Floor



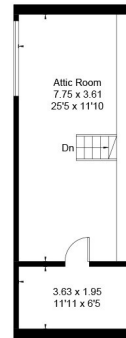
First Floor



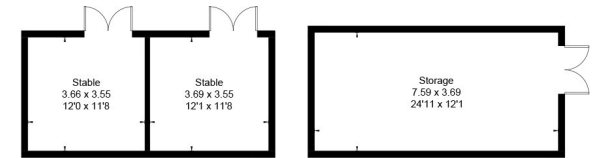
First Floor



Ground Floor

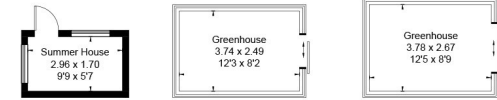


Second Floor



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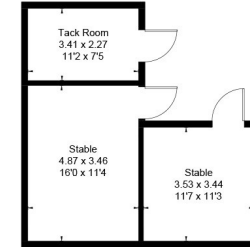
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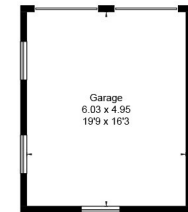
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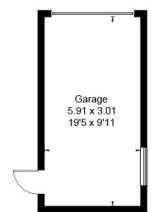
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(Not Shown In Actual Location / Orientation)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	50 E	
21-38	F		
1-20	G		

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