

LEXBURY HALL

Magazine 



THE
COUNTRY
HOUSE
DEPT.





LEXBURY *Hall*

Clatford, Marlborough, Wiltshire, SN8 4EB



Accessed via a private gated driveway, Lexbury Hall is set in the Kennet Valley surrounded by the rolling hills of the North Wessex Downs with excellent access to the highly popular market town of Marlborough.

The current vendor had the property built in 2001 and it is presented with large and impressive reception rooms and numerous bedroom suites. Lexbury Hall it is all about scale, with superb ceiling heights throughout, large windows and plenty of natural light giving the house great character.

Set in all of just under 12 acres with lovely views as well as a secondary accommodation, tennis court, swimming pool, stabling, garaging and barns this is for many the perfect country house package.







THE FINER *Details*

Bedrooms
6

Reception Rooms
5

Bath/Shower Rooms
5

Outbuildings
2

Stables
9

Cottage / Pool Room
Swimming Pool and Tennis Court

Acreage
11.84

What3Words
///soothing.thud.rescuer

Co-Ordinates
51°24'59"N , 001°46'07"W

Services
Mains water, electricity, and drainage
Oil fired central heating

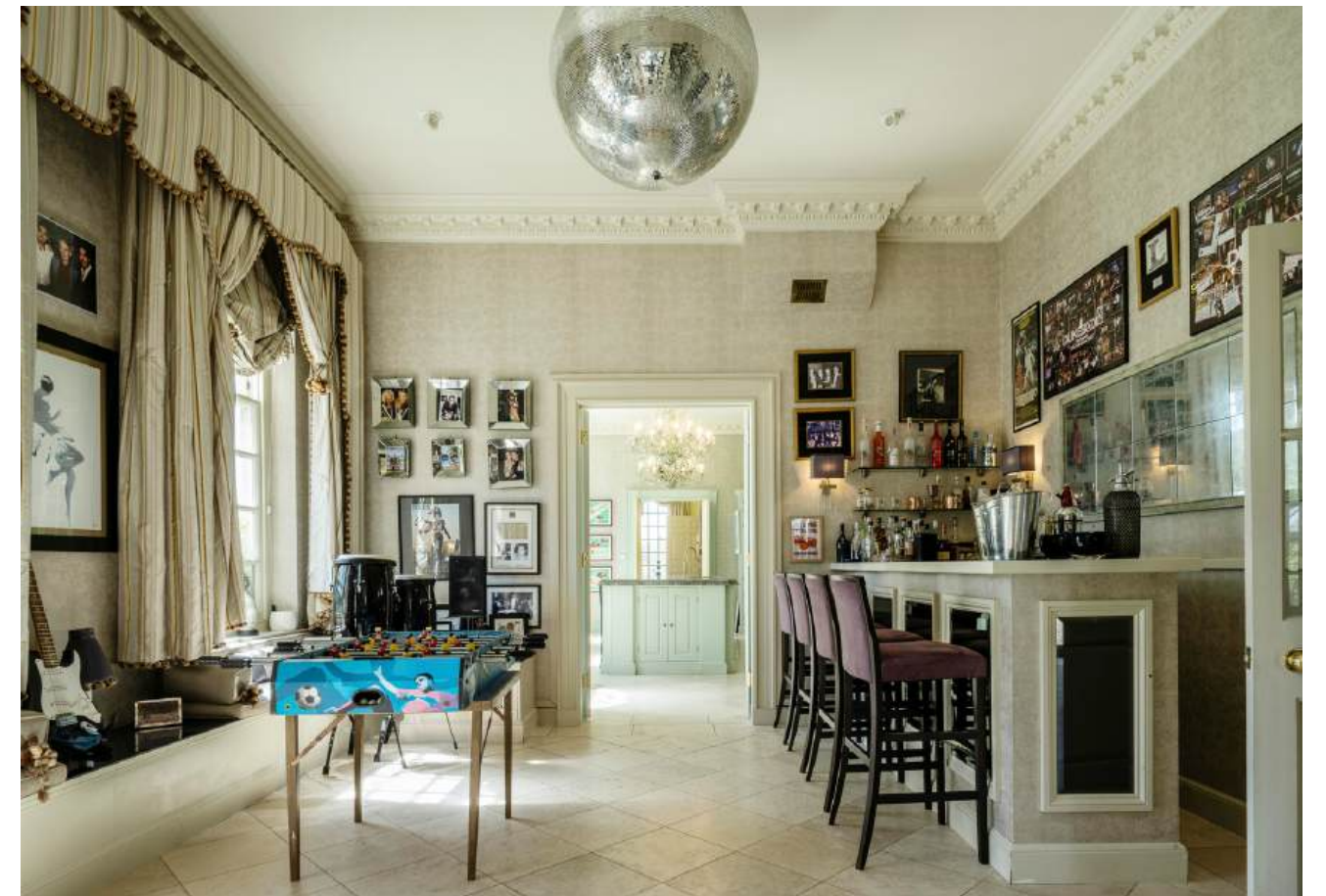
EPC
Lexbury Hall - Band D
Lexbury Hall Annexe - Band D

Council Tax
Band H

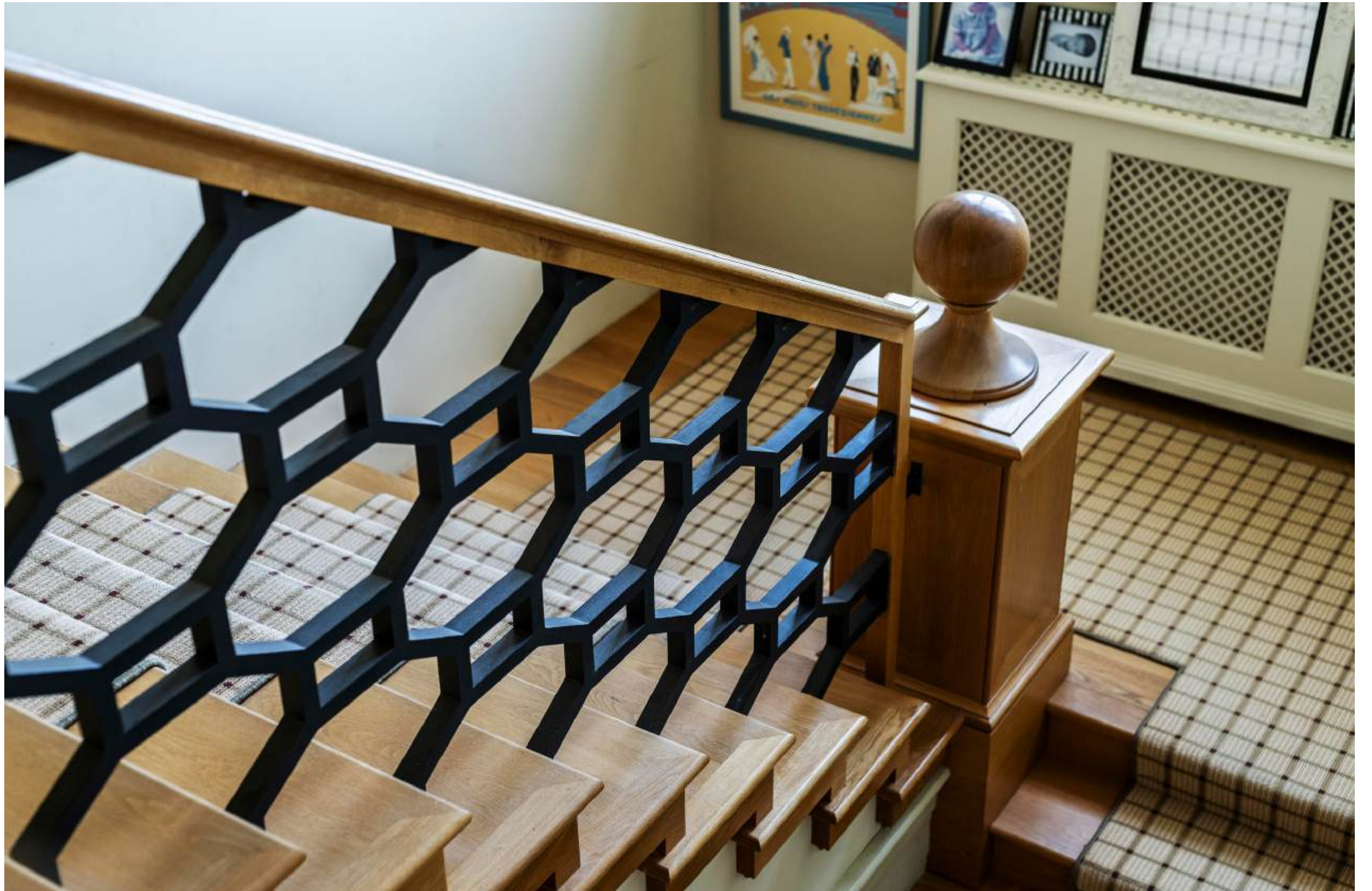
Local Authority
Wiltshire













ABOUT THIS *Area*



Nestled in the rolling chalk landscape of northern Wiltshire, Clatford is a tiny rural hamlet lying just west of Marlborough beside the ancient route of the A4 and close to the River Kennet. Though small in size, Clatford occupies a landscape steeped in history, archaeology, and the enduring character of the English countryside.

Less than three miles to the west lies Marlborough, a historic market town in Wiltshire, situated along the River Kennet within the North Wessex Downs. Known for its exceptionally wide High Street, the town developed as an important coaching stop between London and Bath. Marlborough has medieval origins and is closely linked to nearby prehistoric landmarks including Avebury and the ancient Ridgeway. The town is home to the prestigious Marlborough College, founded in 1843. Today Marlborough combines historic architecture, independent shops, cafés, and countryside tourism, serving as a cultural and commercial centre for the surrounding rural communities.

Schooling in the area is excellent, both state and independent. The market towns of Hungerford and Newbury are all within easy driving distance, whilst the large town of Swindon provides extensive facilities. M4 junction 15 is 14 miles away providing excellent links to London and Bath and to further major road networks.



















POINTS OF *Interest*



Towns and Cities

Marlborough 2.5 miles
Hungerford 12 miles
Swindon 15 miles
Newbury 22 miles
Bath 30 miles
London 109 miles

Pubs & Restaurants

Pinos, Marlborough
The Crown & Anchor, Ham
The Woodspeen, Woodspeen

Train Stations

Hungerford 12 miles
London Paddington from 50 minutes
Swindon 15 miles
London Paddington from 47 minutes
Newbury 22 miles
London Paddington from 47 minutes

Airports

Southampton Airport 57 miles
Bristol Airport 58 miles
London Heathrow 65 miles



FLOORPLANS

Lexbury Hall



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Total - 899.7 sq m / 9,686 sq ft
House - 476.5 sq m / 5,130 sq ft | Garages - 171.2 sq m / 1843 sq ft | Outbuildings - 252 sq m / 2,713 sq ft

AREA GUIDE

Wiltshire 🍷

Wiltshire is a special county with a fascinating history from the medieval city of Salisbury, with its magnificent Cathedral, as well as Longleat, famous for its Safari and adventure park, and the beautiful Lacock Abbey, which was the birthplace of photography. The ancient standing stones at Stonehenge (World Heritage Site) and Avebury have a magnetism that has drawn people to them from around the world. Renowned for its iconic white horses carved into the rolling downs, almost half of Wiltshire is designated an Area of Outstanding Natural Beauty and there are numerous ways to enjoy our quintessentially English countryside.

Walking - Bath skyline walk

This elevated circular walk provides a wonderful perspective of Bath with the contrast of the city nestled among the rural landscape. The walk captures the World Heritage Site whilst walking through wildflower meadows, woodland and farmland.

Eating Out - The Beckford Bottleshop

Tucked away in a secluded backstreet is this charming bistro in the building of a former tea merchants and grocers. This contemporary wine merchants has a wonderfully relaxed atmosphere which serve a selected artisan cheese, charcuterie and Michelin bib-gourmand winning small plates and the perfect place to find, try and buy wine.

Event - Royal Bath & West Show

This fabulous family day out takes place at the beginning of June. Centred around rural life there are a plethora of activities, demonstrations and entertainment over a three day period.

Day Out - Stourhead House & Garden

With hills, water and classical architecture framed by a fabulous collection of trees and shrubs, Stourhead was described as 'a living work of art' when first opened in the 1740s. Winding paths offer vistas through trees to classical temples and beautiful scenery at every turn.



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