



REDDISH HOUSE

SALISBURY • WILTSHIRE





REDDISH HOUSE

Grade II* Listed

Reception hall • Drawing room • Sitting room • Dining room • Carriage room/library
Ante room/study • Winter garden/conservatory • Kitchen/breakfast room

Master suite of bedroom, dressing room and bathroom

Two further bedrooms and bathrooms • Two cloakrooms • Utility room • 2 x butlers pantries

Cellars and attic

THE COTTAGES

Family kitchen • Reception room • Dining room • Family room

Four bedrooms • Four bathrooms • Extensive storage • Gym • WC • Utility room

REDDISH STUDIO

Bedroom • Bathroom • Kitchen/living Room

GARDEN AND GROUNDS

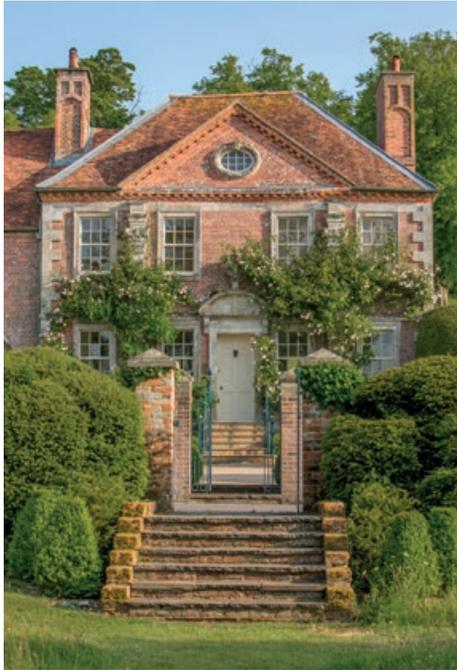
Garaging, greenhouse, range of outbuildings and follies

APPROX 6 ACRES



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SITUATION

An exquisite Queen Anne country house with a long and distinguished artistic heritage.

The property is situated in the lovely Wiltshire village of Broad Chalke set amongst totally unspoiled countryside in the Chalke Valley. The river to which the property has frontage, is a tributary of the River Avon which it joins just south of the Cathedral city of Salisbury.

Salisbury is 8 miles to the east of the property and offers a very wide range of recreational and educational and cultural amenities as well as first class shopping. The village of Broad Chalke has a church, vibrant community shop and cafe and Ofsted rated 'outstanding' local primary.

The area is renowned for an excellent choice

of schools includes Bryanston, Clayesmore, Sandroyd, Canford, Knighton House and Hanford. Local sporting facilities including horse racing at Salisbury, golf at Rushmore and water sports along the Dorset coastline. Local hunts include the Wilton, Portman, Blackmore and Sparkford Vale, South & West Wilts and Cattistock, among others. Surrounding estates all offer shooting on a commercial let-day basis, and the Chalke Valley is well known for its chalk stream fishing and annual history festival.

London is 92 miles and is easily reached from the A30, A303 and M3 whilst by rail there is a good service of trains to Waterloo from Salisbury in approximately one hour 30 minutes.

HISTORY

Reddish house is an exquisite example of the English country house. Constructed of mellow red brick under a clay tile roof it exhibits a number of classical features including two Corinthian pilasters carrying a pediment and entablature over the front door and a bust (reputed to be of Charles II) and angle quoins.

There is a rich historical archive, curated by Sir Cecil Beaton, perhaps Reddish House's most illustrious occupant. The deeds relating to the house between 1599 and 1823

survive complete and from the abstracts made by the county archivist it is possible to trace the outline of the properties descent over a period of about 380 years. The house was largely rebuilt between 1717 - 1720 by Jeremiah Cray, Clothier and John Coombs a Mercer.

In the 1930's it was the home of the parents of British artist Christopher Wood, recognised now as one of our leading 20th century artists. It has twice featured in editorial pages of Country Life, firstly in 1957 and the garden most recently in 2019.

CECIL BEATON AT REDDISH HOUSE

".....Most of all I love to live in an atmosphere like this house and garden, which is sympathetic and civilised. I have reached Home"

*Cecil Beaton at Home, An Interior Life by Andrew Ginger, published by Rizzoli

Beaton is best known as a photographer, in particular of the Royal Family over several generations. He was also a set and costume designer, most famously for the glorious costumes in My Fair Lady. As such Reddish House was a regular backdrop for numerous fashion shoots for Vogue and other titles.

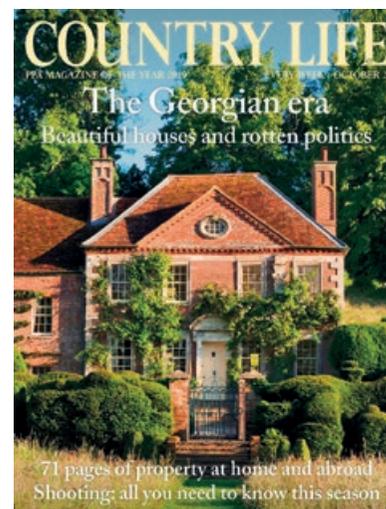
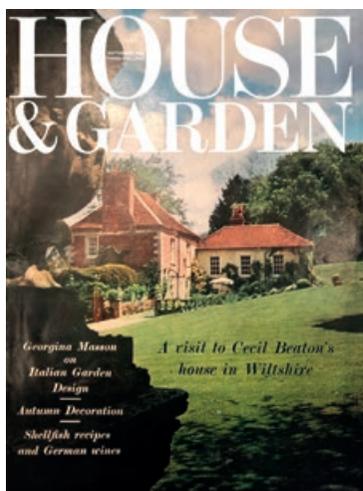
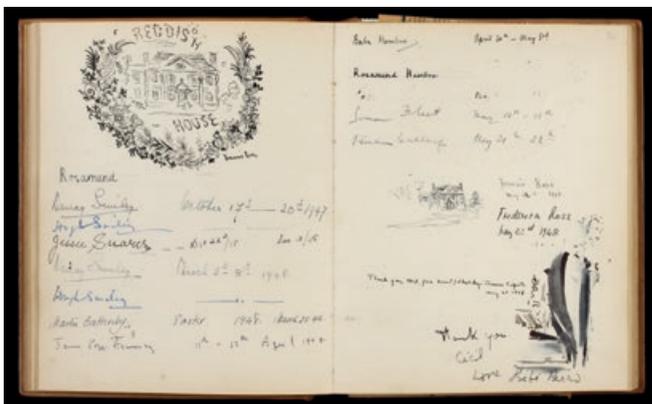
Beaton was introduced to the possibility of buying Reddish House in 1947 by the writer Edith Olivier, she knew of it having stopped outside previously with the artist Rex Whistler who had drawn it.

Beaton was enjoying a period of great prosperity

following successes on Broadway and a new contract with the filmmaker Alexander Korda and consequently readily agreed to purchase the house for £10,000. He set about undertaking a number of improvements at a time when postwar austerity meant that materials were in short supply. Using his theatrical talents he created a supremely comfortable house much of which is recognisable today.

For more than 30 years Reddish was to be Beaton's home in the country and was host to a succession of visitors from the world of high society along with leading artists of the day. A single page in the visitors book shows both James Pope Hennessey (author of the widely applauded

biography of Queen Mary) and Truman Capote (Breakfast at Tiffany's) staying at the house. Other visitors include David Hockney & Francis Bacon. One of the longest stays was the six weeks Greta Garbo spent at Reddish. Ms Garbo is considered one of the most iconic and glamorous actresses of the 20th century. Beaton's reputation in America also brought to stay any number of America's high society, most notable among them Mr Charles B and Mrs Jayne Wrightsman of New York. Mrs Wrightsman, (much photographed by Cecil) who died in 2019 was a major benefactor to the Metropolitan Museum, New York City.







REDDISH HOUSE





Reddish House and its associated properties present an opportunity to enjoy all the benefits of a large country house with the flexibility and manageability of a smaller property.

The principal house with its spacious and light filled entrance reception hall with working fireplace (working shutters and fireplaces are a feature throughout many of the rooms) and marble Italianate columns gives an imposing first impression. A sitting room/study is situated to the right. The balance between public and private spaces works well when taking into account the additional bedrooms available to guests or an extended family in the cottages.

The kitchen is fully fitted with a four door oil fired Aga, Miele four ring conductor hob and double oven, sub zero fridge freezer.

A former Carriage room works very well either as a library, home office or media room.

A shallow rising staircase from the ground floor reveals a mezzanine floor with a spacious library/landing which in turn leads to the large drawing room. This beautiful room has been extended and enhanced with a gently curved wall and pillars.

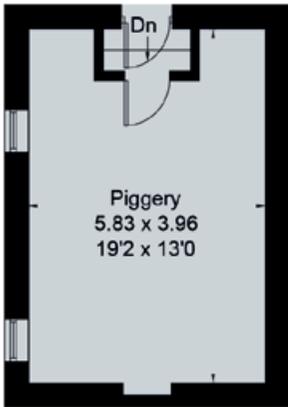
The conservatory/winter garden leads off the drawing room back into the dining room which is also close to a Butlers pantry with dumb waiter.

A bedroom and bathroom are also on this floor.

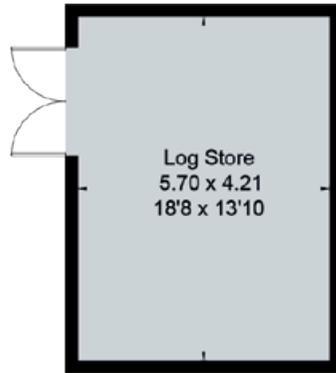
A first floor master bedroom suite with large bathroom and dressing room. A staircase leads to the attic floor which could be used as an occasional bedroom and has a bathroom situated in the original cock fighting cages.



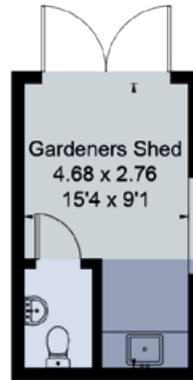




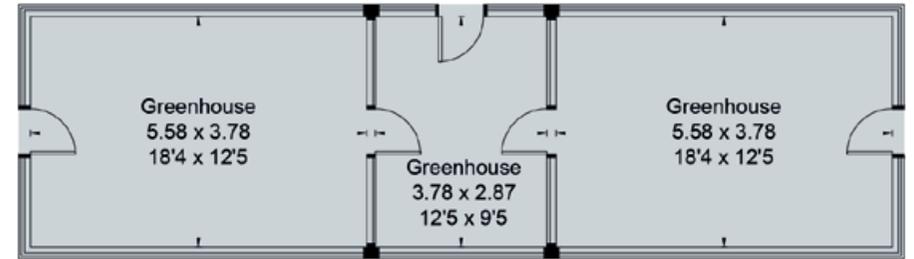
Piggery



Outbuilding

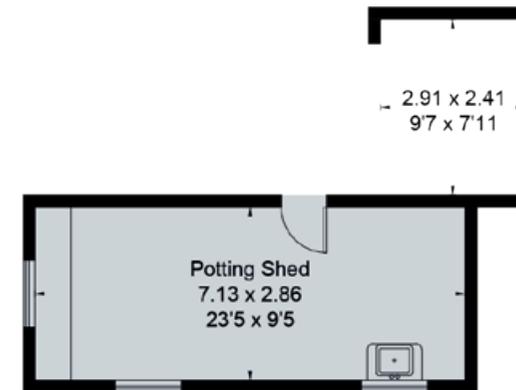
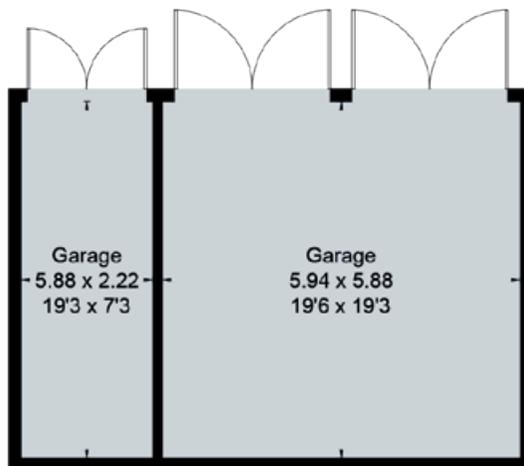


Outbuilding



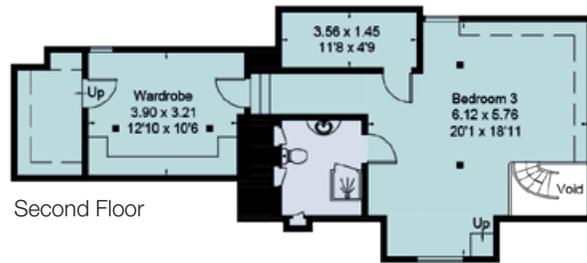
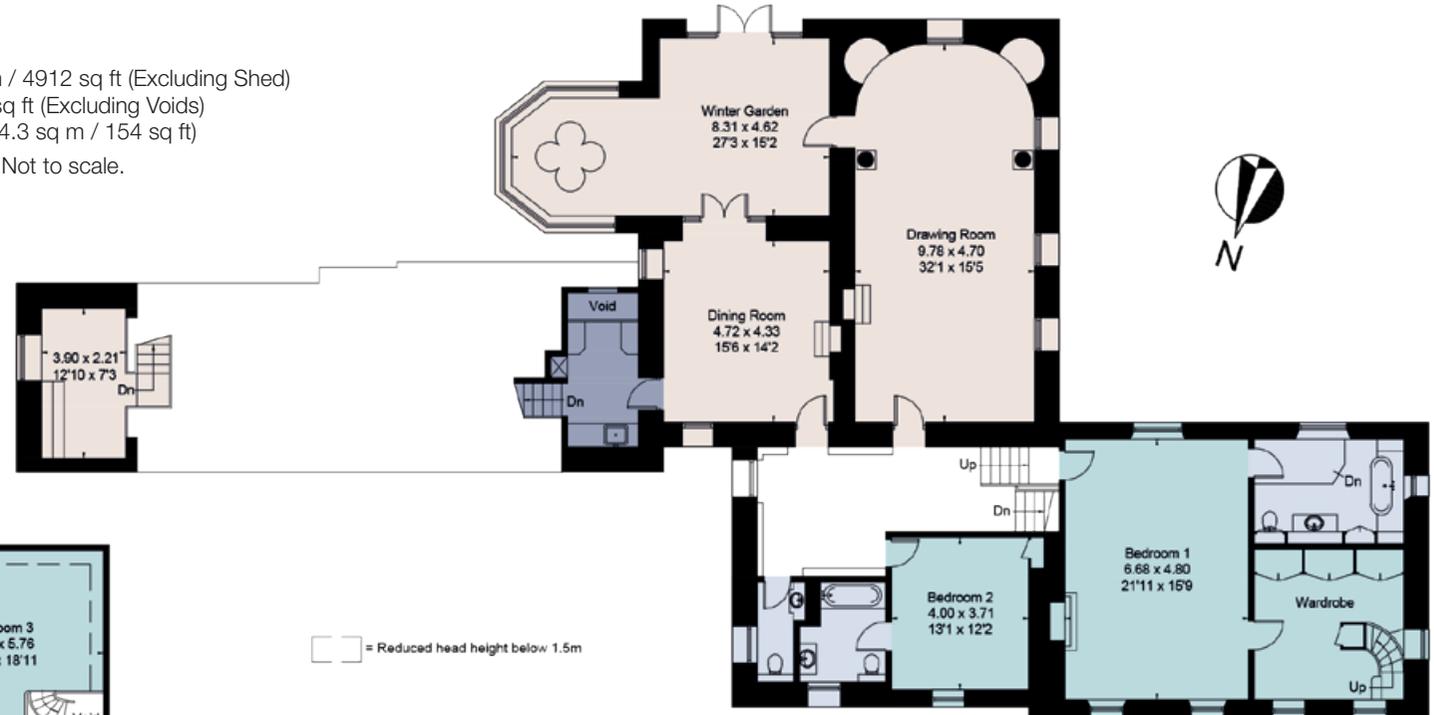
Outbuilding

Outbuildings = 311.9 sq m / 3357 sq ft (Including Shed)
 Total = 1187.0 sq m / 12776 sq ft (Excluding Voids)
 Including Limited Use Area (14.3 sq m / 154 sq ft)
 For identification only. Not to scale.



Outbuilding

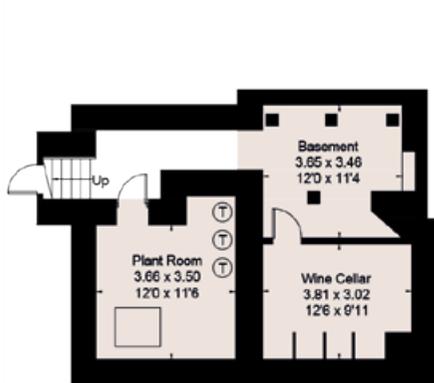
Approximate House Area = 456.3 sq m / 4912 sq ft (Excluding Shed)
 Total = 1187.0 sq m / 12776 sq ft (Excluding Voids)
 Including Limited Use Area (14.3 sq m / 154 sq ft)
 For identification only. Not to scale.



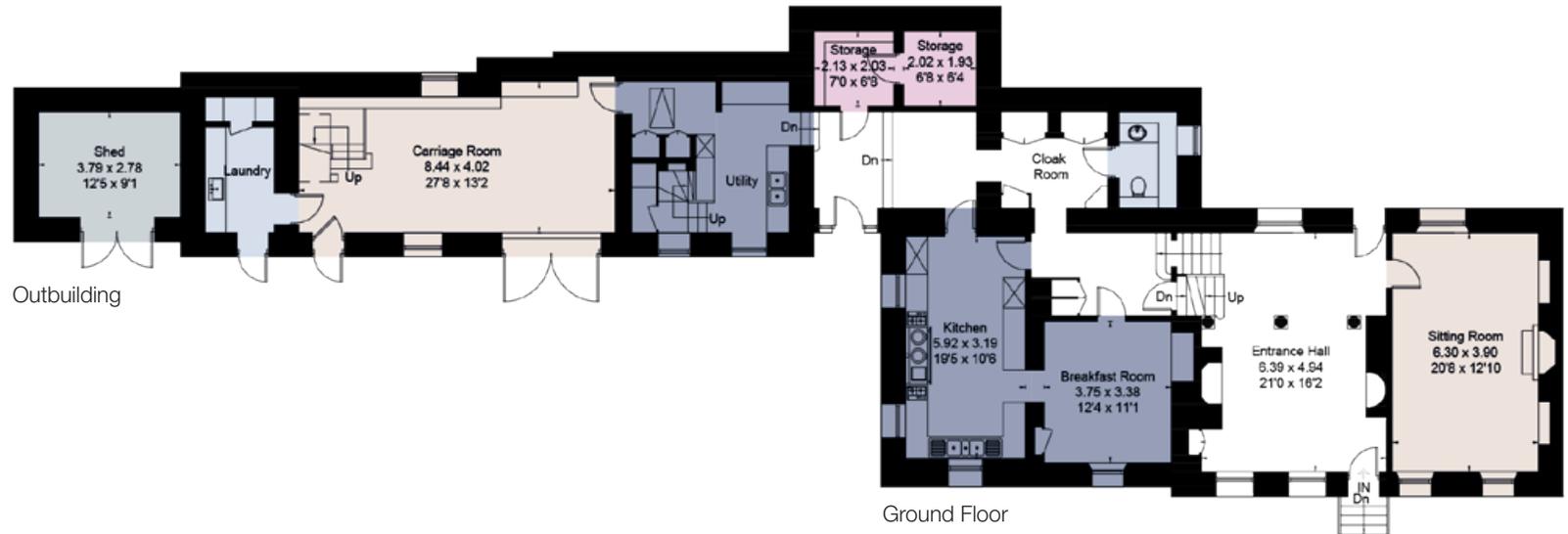
Second Floor

□ = Reduced head height below 1.5m

First Floor



Basement



Ground Floor

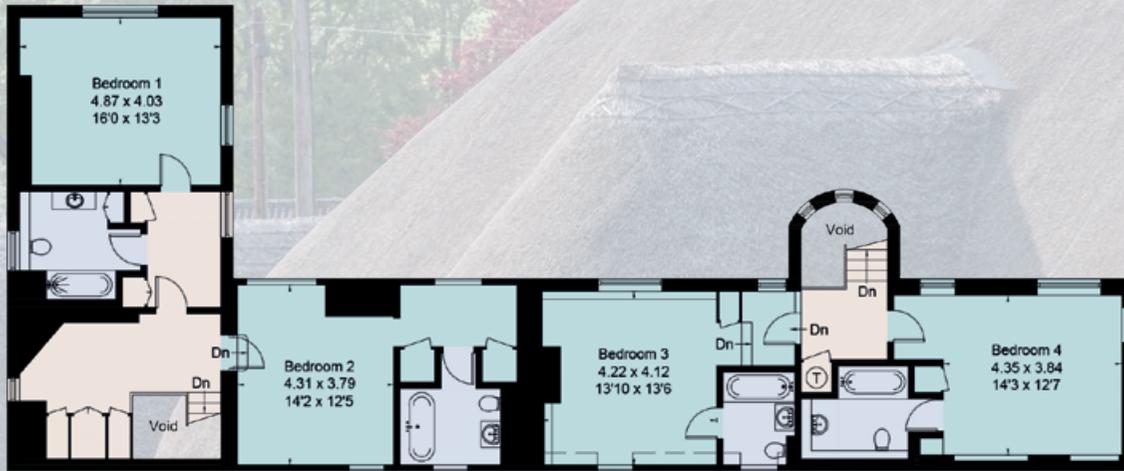
Outbuilding



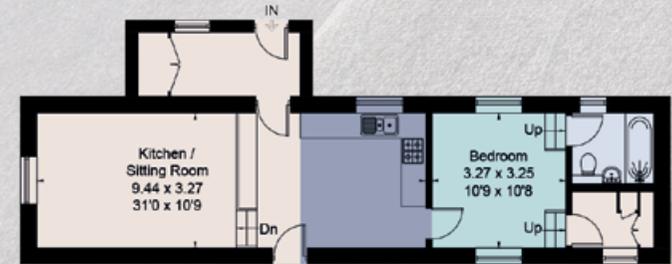


THE COTTAGES

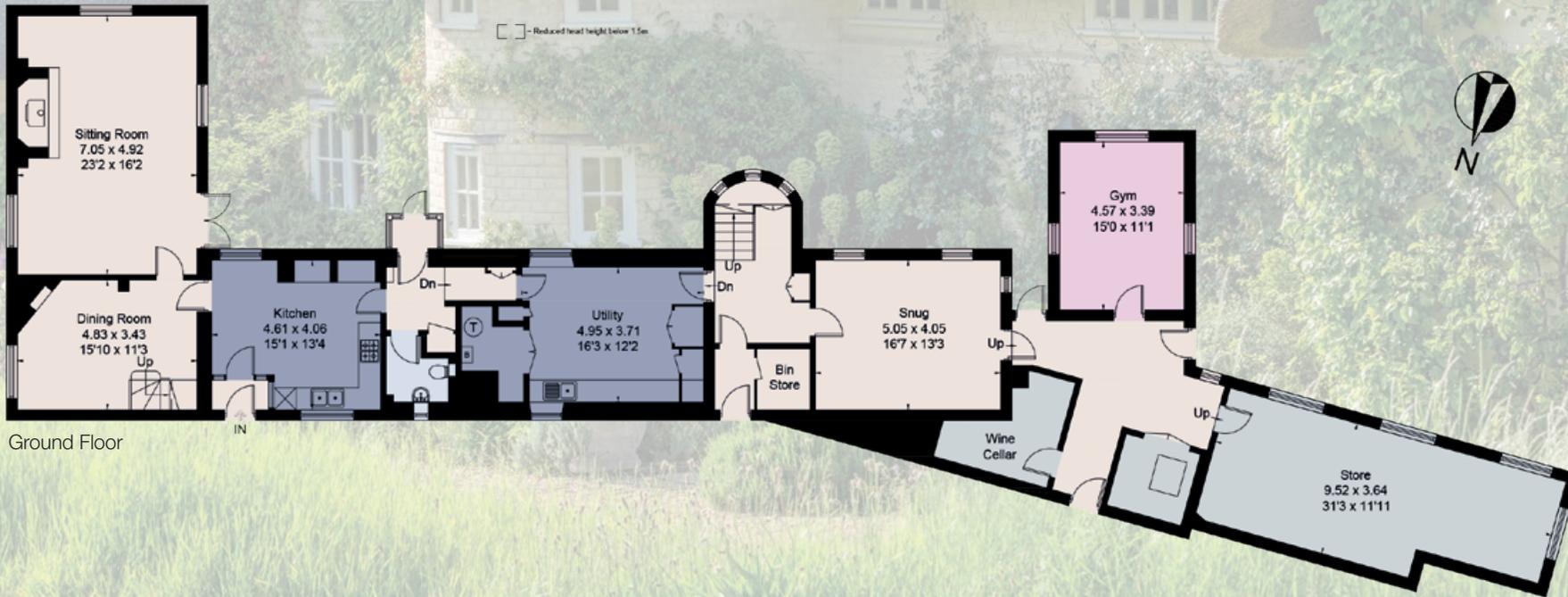
Cottages = 361.9 sq m / 3896 sq ft
 Studio = 56.7 sq m / 610 sq ft
 Total = 1187.0 sq m / 12776 sq ft (Excluding Voids)
 Including Limited Use Area (14.3 sq m / 154 sq ft)
 For identification only. Not to scale.



First Floor



(Not shown in actual location/orientation)
 Reddish Studio



Ground Floor





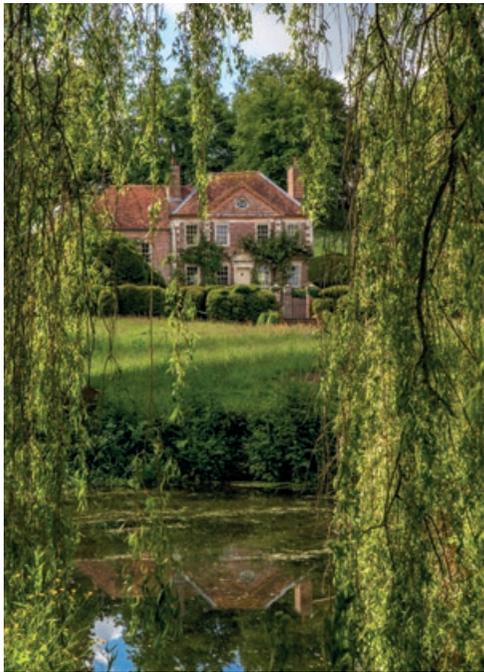
Formerly two cottages which have been sympathetically restored to allow for single or multiple occupation (could be reinstated as 2 cottages). Far enough away from Reddish House to be private, near enough to be used as either an annexe or as an ideal home for a dependent relative or thriving home office. Currently arranged with kitchen, drawing room and dining room with four bedroom suites, large utility, snug, gym and excellent storage.

Reddish Studio with one bedroom is ideal for staff or as previously used, an artist studio.





GARDEN AND GROUNDS





The nearly 6 acres of grounds and gardens at Reddish present a romantic garden in the classic English style combining expansive lawns and ancient trees with a variety of sheltered walled garden rooms.

The cloud pruned yew both frames the house and acts a screen for the garden.

The topography of the grounds means from the highest point there is a fine prospect over the house towards the next valley and Downs beyond. The steeper parts of the grounds offer a fantastic background to an array of bulbs in spring and grasses in summer.

To the west of the cottages in the most sheltered corner is a rose and peony garden originally planted by Beaton along with a large greenhouse and extensive kitchen garden and cutting beds. The fruit cages produce any number of berries including white and red currents, pink and green gooseberries, raspberries and strawberries. There is also an incredibly productive and much admired asparagus bed.

The garden affords any number of quiet seating areas giving different perspectives of the house and garden be it from one of the terraces by the house or cottages to the summer pavilion for evening drinks.

In 1971 the meadow in front of the house was re-created as a water garden. This Elysian field with meandering walks is an enchanting spot as well as being an adventure playground for children along with a summer house that would lend itself very well to summer lunches or dinners.



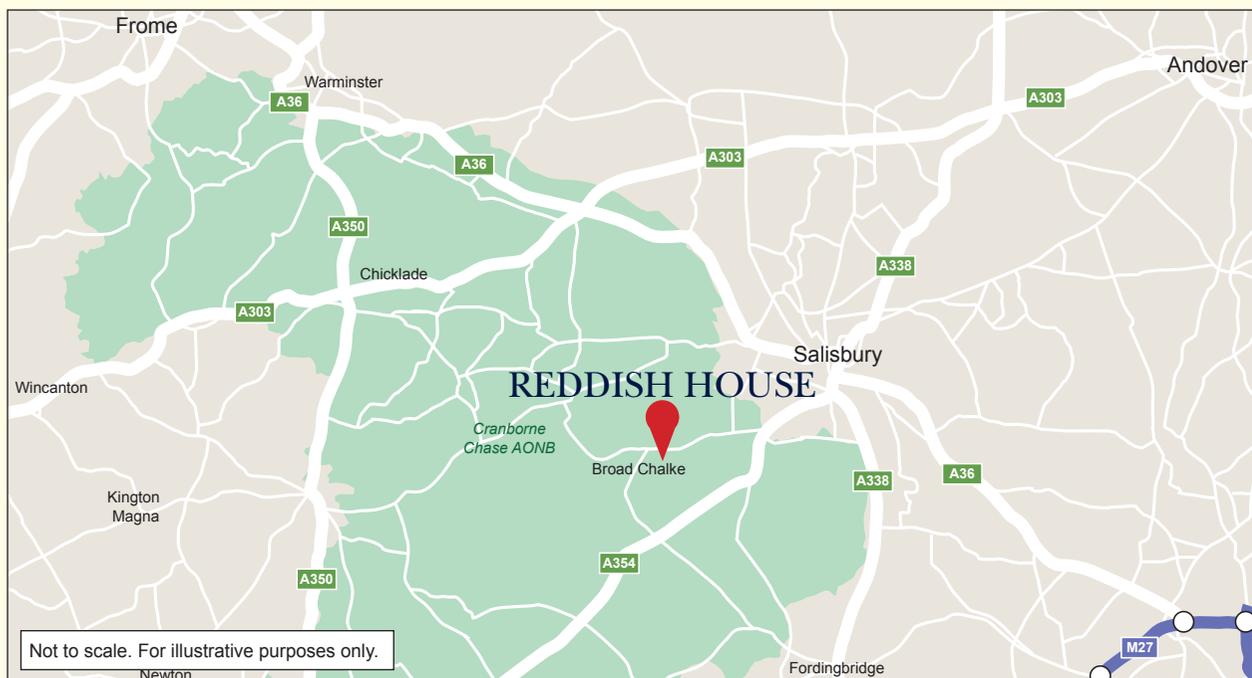












GENERAL REMARKS AND STIPULATIONS

Tenure

Freehold

Services

Oil fired central heating and mains water drainage.

Local Authority

Wiltshire Council. Tel: 01722 336 272

Council Tax

Main house – H

Cottage – G

Fixtures and Fittings

Items regarding as fixtures and fittings, whether mentioned in the particulars or not are initially excluded from the sale although certain items may be available by separate negotiation.

Directions (SP5 5DH)

From Salisbury take the A354 south west towards Blandford. In the village of Coombe Bissett, turn right following signs for Stratford Tony and Bishopstone. Continue on this road until you arrive in Broad Chalke. Turn left opposite the Queen's Head pub into The Causeway, then taking a sharp right bend just after the church into South Street. Proceed along this lane for approximately 200 yards and Reddish House will be found on the left hand side.

Communications in the area include a mainline railway from either Tisbury or Salisbury to London Waterloo and the A303 can be joined to the north of Shaftesbury, which gives access to the M3 and the South West.

Viewing

Strictly by appointment with Savills. If there are any points which are of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.

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* **Credits:** Ray Williams / Vogue © The Condé Nast Publications Ltd. **Front cover:** Fin Fellowes. **Page 7:** The Cecil Beaton Studio Archive at Sotheby's; 19/11/12 LC. Kingfisher Print and Design. 01803 867087.



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