



An idyllic Grade II listed farmhouse

Sudbury House, Chapel Lane, Bishoptone, Salisbury, Wiltshire, SP5 4BT

Freehold



Entrance Hall • Drawing Room • Sitting Room • Dining/
Breakfast Room • Kitchen • Laundry Room • Shower
Room • Boot Room • Four Double Bedrooms • Family
Bathroom • Thatched Staddle Barn • Two Outbuildings
• Double Car Port

Description

Grade II listed and constructed of part brick with a thatched roof and part brick and flint with a tiled roof, Sudbury House is a particularly attractive early 17th Century farmhouse. There is a wonderful feeling of light throughout the house due to the majority of the rooms benefitting from a dual-aspect.

The entrance hall with parquet floor opens through to the drawing room which has an inglenook fireplace and original bread oven. This room has French doors opening onto the terrace and gardens beyond. The sitting room has a parquet floor and two window seats overlooking the garden. The dining/breakfast room has a quarry-tiled floor, an inglenook fireplace housing a traditional range cooker and offers access to a lobby/boot room with a door to the outside. It also opens through to a good-sized laundry room with a door to a covered porch accessing the back garden. The kitchen which has great potential to update, has fitted cupboards and integrated appliances and benefits from a walk-in larder. A shower room/cloakroom complete the ground floor.

Upstairs, there are four good sized double bedrooms, all dual-aspect, and a family bathroom.

Outside

The house sits comfortably within very pretty gardens to the front and rear including a walled side garden, and has wonderful rural views across farmland, towards the ancient Drove on the hillside beyond.

The gardens are mainly laid to lawn, with deep herbaceous borders, and numerous mature trees, under-planted with bulbs. Brick pathways and hedging separate different areas of the garden, including an orchard and a rose garden.

Both ends of the house are flanked by brick, cob and flint outbuildings, one double-height. These are in addition to a pretty Grade II listed thatched staddle barn at the far end of the lawns, beyond a stone pond.

Through double gates from the lane, a gravel driveway leads to parking for numerous cars in front of the double car port, which also has an integrated wood store and garden store.

In all, about 0.7 acres.

Situation and Amenities

Bishopstone lies in the sought-after Chalke Valley and is approximately 5.5 miles south-west of Salisbury. The village has a 13th Century church, an active village hall and a pub. The neighbouring village of Broad Chalke offers a thriving primary school, a pub and a community run shop.





Sudbury House is located in a particularly quiet corner of the village, with wonderful walks, up behind the property, on to the downs and the famous ancient Drove, that runs from Salisbury to Shaftesbury.

The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore, South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Clayesmore, Dauntseys, Warminster, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

Directions - SP5 4BT

From Salisbury, take the A354 towards Blandford. Just before Coombe Bissett, take the right-hand turning towards Bishopstone and Broad Chalke. After approximately 3 miles you will enter the village of Bishopstone. Continue on this road until you see the White Hart pub on your left; turn left directly before the pub into Butt Lane and follow the road round a right-hand bend, the road then swings left, over two

small bridges. Take the first right-hand turning after the bridges and follow the road. Continue round a left-hand bend and you will see Sudbury House immediately on your left (behind black railings). If you follow the road round to the left, you will find the white double gates to Sudbury House, leading to it's gravel parking area.

Tenure

Freehold

Local Authority

Wiltshire Council - 0300 456 0100

Outgoings

The property is subject to Council Tax Band G

Fixtures and Fittings

Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Services

Mains water and electricity.
Oil-fired central heating.
Private drainage.

Viewing

Strictly by appointment with Savills.

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Approximate Area 221.3 sq m / 2382 sq ft

Outbuildings 51.6 sq m / 555 sq ft

Total 272.9 sq m / 2937 sq ft (Excluding Carport / Shed)



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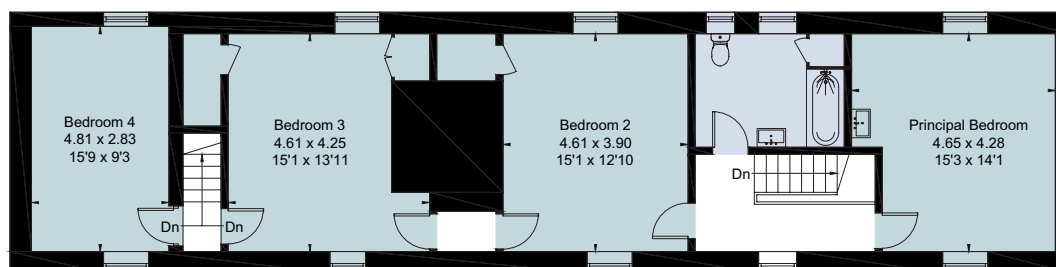
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Paul Cadge

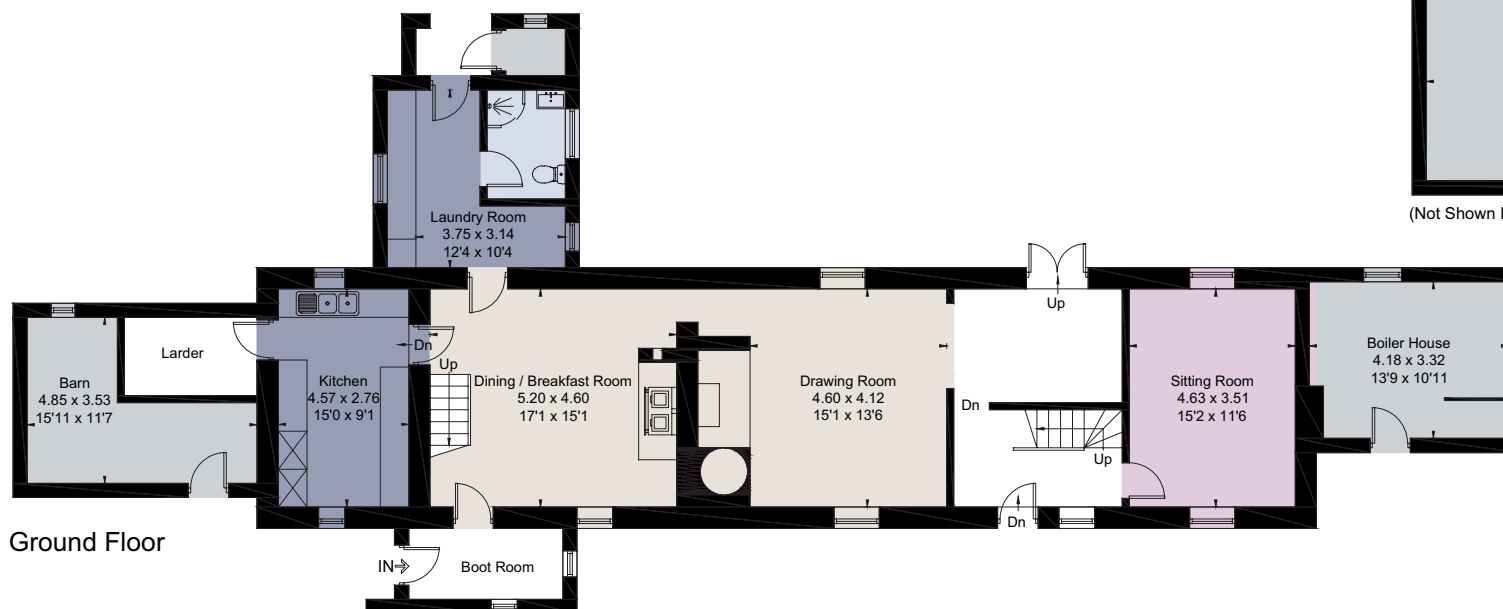
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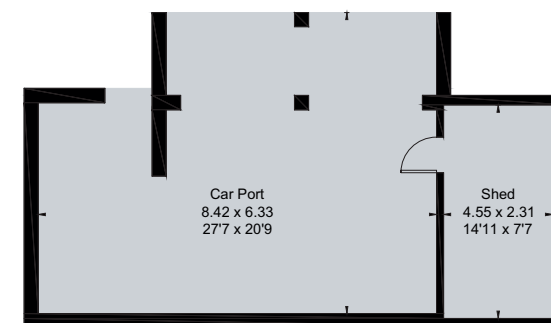
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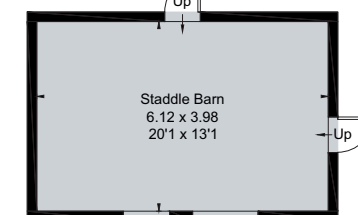
First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



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