



A handsome and substantial family home

East Clyffe House, Salisbury Road, Steeple Langford, Salisbury, Wiltshire SP3 4LZ

Freehold



Salisbury 9 miles (mainline train to London Waterloo 1hr 24mins) • Warminster 13 miles • Bath 31 miles
A303 3 miles

Entrance Hall • Drawing Room • Dining Room
Sitting Room • Kitchen/Breakfast Room • Boot Room
Cloakroom • Utility Room • Basement with Media Room
Wine Cellar • Study/Office/Gym • Principal Bedroom with
En Suite Wet Room/Dressing Room • Guest Bedroom
with En Suite • Three Further Bedrooms • Family Bath/
Shower Room

Parking • Double Garage • Courtyard with Outbuildings

Set centrally in gardens and grounds extending to about 1.45 acres.

Description

With origins dating back to 1869, when Lord Ashburton built the house as a Summer Residence for his wife, East Clyffe House sits in a commanding position surrounded by its own grounds, with views across the beautiful Wylde Valley. The house is approached via its own driveway, that sweeps around the front of the property to a large parking area and outbuildings to the rear. There is additional rear vehicular access to the parking area. The garden is predominantly laid to lawn with herbaceous borders and mature trees and hedges along the boundary. There is an orchard with Pear, Plum and Apple trees and a vegetable garden.

The property has been extensively renovated to an extremely high standard by the current owners, to include gas central heating with a dial-home service connected to bulk LPG provider. There is underfloor heating throughout, excluding the Wine Store in the basement.

Every room is thermostatically controlled via a Luxone app.

The current owners have installed an Energy Recovery Ventilator that extracts stale air from WC's, the family bathroom and the kitchen and pumps clean, filtered, warmed air (allergen free) back through the house. New windows were installed throughout 4 years ago – triple glazing to the front of the property, double glazing on the remainder of the house. There are wifi access points on every floor (total of five) and the electrics were replaced in 2016. The basement was fully waterproofed in 2015/2016 and has a very effective light-well from outside the drawing room window, down into the main basement room. The property also benefits from external night vision CCTV cameras, which can be accessed remotely, via an app.

The large, light entrance hall leads to all of the principal reception rooms on the ground floor. The well-appointed Neptune kitchen boasts a large





range of cupboards, a large central island, granite work surfaces and stone flooring. It has the added benefit of an electric Rangemaster cooker, integral larder cupboard, fridge/freezer and dishwasher and built-in benches around a large breakfast table.

Generous and versatile reception rooms, with large windows and high ceilings, include a sizable, light double-aspect drawing room with double doors leading to a small conservatory. There is a spacious dining room with views over the garden and a substantial and light-filled sitting room with a new wood-burning stove. Also on the ground floor is a boot room, cloakroom and also a utility room in the enclosed courtyard, accessible from the back door adjacent to the kitchen. Opposite the kitchen, stairs lead down to a fully tanked and renovated basement that offers flexible accommodation of wine store and two further large rooms that could be used as a media/cinema room, office, or gym.

On the first floor, the spacious principal bedroom enjoys the unique feature of a roll-top bath positioned on an oak platform in one corner, with stunning views over the surrounding countryside to Grovely Woods. Adjoining is a large en suite dressing room/wet room. The remaining four bedrooms have access to two further family bathrooms, one of which could be used solely as an en suite to the guest bedroom, as it has an inter-connecting door to that

room, plus one leading onto the landing.

Situation

East Clyffe House is situated in the village of Steeple Langford, in the popular Wylde Valley. It lies within the West Wiltshire Downs Area of Outstanding Natural Beauty. The village is home to the Wiltshire Wildlife Trust at Langford Lakes Nature Reserve, which offers outstanding bird-watching and coarse fishing is available at Langford Lakes Fishing Club.

The historic Cathedral City of Salisbury lies approximately 9 miles to the South East and the ancient Spa City of Bath is approximately 31 miles from the property. Both cities have a host of historic, cultural and retail opportunities, with markets and theatres, as well as a large collection of restaurants and bars. More locally there is a popular pub in Steeple Langford and nearby Wylde has a busy village shop and a thriving pub.

Racing can be found locally at Salisbury and Wincanton. Communications by road are excellent, with quick access to the A303 offering links to London, the M3, M25 and also to the West Country.

Directions

From the A303, take the A36 towards Salisbury. After approximately 3 miles, take the exit slipway on the left to East Clyffe Farm and you will see the entrance to East Clyffe House straight ahead of you.





Planning

The property is not listed.

Tenure

The tenure of the property is Freehold.

Services

Private water, gas and drainage, mains electricity.

Local Authority

Wiltshire Council.

Outgoings

The property is subject to Council Tax Band F.

Viewing

Strictly by appointment with Savills.

Fixtures and Fittings

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

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Viewing strictly by appointment with Savills.





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Gross internal area (approx)

Main House 488 sq m/5,255 sq ft

Outbuilding 10 sq m/110 sq ft

Garage 26 sq m/279 sq ft

Total Area 524 sq m/5,644 sq ft



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