



# A contemporary and spacious country property

Hunters Chase, Rockbourne Road, Coombe Bissett, Salisbury, Wiltshire, SP5 4LP

Freehold



Hall • Drawing Room • Dining Room • Sitting/Breakfast Room • Snug • Kitchen • Utility Room • Principal Bedroom with en suite Shower Room • Five further Bedrooms, one with en suite Shower Room • Family Bathroom • Family Shower Room • Stables • Manège • Paddocks • Double Garage • Approx 5.11 acres

### Description

Nestling in a peaceful rural location, this contemporary property offers flexible and well laid-out accommodation extending to just under 3000 sq ft. The property is positioned to maximize the benefit of its unique elevated position and has outstanding far-reaching views over its own paddocks and the countryside beyond and direct access to extensive off road riding across the Cranbourne Chase.

A wide entrance hall offers access to the dining room and the drawing room. The latter having an open fire and a set of French doors onto the garden, with a second set of double doors through to the impressive sitting/breakfast room (known as the "sun room"). This south-facing, dual-aspect room is truly the 'heart of the home', with two fully glazed walls, framing far-reaching rural views towards Whitsbury Downs and the Cranborne Chase. This room benefits from a wood-burning stove, two sets of sliding doors onto a terrace and also access through to the kitchen, with French oak units, an oil-fired AGA, double Belfast sink and integrated oven, hob, dishwasher and fridges.

The adjacent utility room, with a door to the garden, has a Belfast sink, fitted cupboards and plumbing for a washing machine and tumble dryer.

The principal bedroom has an en suite shower room, as does the second bedroom. The property has four further double bedrooms, one currently being used as a home office, a family bathroom with travertine floor tiles and marble surfaces, and a family shower room.

### Outside

Approached via an unmade road and into a private 'in and out' driveway, Hunters Chase has a large gravel parking area in front of the double garage. The house sits centrally within attractive gardens of approximately one acre, planted with a variety of trees and shrubs, such as lavender, heather and buddleia, acers, cherry and silver birch. There are raised vegetable beds and herbs planted within the deep borders. New timber decking has been added outside the southern elevation of the house, creating a stepped-terrace out from the sitting/breakfast room, with wonderful views.







The property benefits from approximately four acres of paddock surrounding it, with post and rail fencing, along with a range of stables, with tack room, feed store and hay store. The stables are set around a central hard-standing yard, with gates directly onto the floodlit, 20m x 40m all-weather manège, installed by Total Equestrian. There is separate vehicular access to the stable yard directly from the lane, in addition to access from the driveway.

#### **Situation And Amenities**

The property is situated above the desirable village of Coombe Bissett in the popular Chalke Valley. The position is rural, yet not isolated. The village has a parish church, village shop, a primary school, pub and a thriving village hall.

It sits just over four miles south of the beautiful Cathedral City of Salisbury, which offers a wide range of shops, restaurants, arts and recreational facilities. Salisbury Station runs a direct train service to London Waterloo (journey time - 90 minutes).

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, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

There are wonderful walks and safe off-road riding, directly from the property, up onto Whitsbury Downs, Rockbourne Downs and beyond, on the edge of the beautiful Cranborne Chase.

#### **Directions - SP5 4LP**

Leave Salisbury on the A354 towards Blandford. After about four miles, you will pass the Fox and Goose pub on your left, continue around a right hand bend (do not turn into Coombe Bissett village at this point) and continue on the A354 up the hill. At the next right-hand bend, take a left turning towards Rockbourne. After approximately 200 yards, on the brow of the hill, you will see a sign for "Summerlands" and "College Farm", take this left hand track and you will find Hunters Chase about 300yards down on the right-hand side.









**Tenure**

Freehold

**Local Authority**

Wiltshire Council –  
0300 456 0100

**Outgoings**

The property is subject to  
Council Tax Band F

**Fixtures And Fittings**

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

**Services**

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

**Energy Performance**

A copy of the full Energy  
Performance Certificate is  
available upon request.

**Viewing**

Strictly by appointment with  
Savills.







**Hunters Chase, Rockbourne Road, Coombe Bissett, Salisbury, Wiltshire, SP5 4LP**

**Approximate Area** 269.2 sq m / 2898 sq ft

**Garage** 26.7 sq m / 287 sq ft

**Outbuildings** 64.6 sq m / 695 sq ft

**Total** 360.5 sq m / 3880 sq ft (Excluding Hay Store)



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