



A handsome, predominantly Victorian, Chilmark stone house

The Gables, Hindon Lane, Tisbury, Salisbury, Wiltshire, SP3 6QF

Freehold



Hall • Drawing Room • Sitting Room • Dining Room
 • Kitchen • Utility Room • Cloakroom • Cellar • Principal
 Bedroom • Four further Bedrooms • Two Family
 Bathrooms • Family Shower Room • Two Bay Car Barn
 • Workshop • Storage Bay • Log Store • Summer House
 • Hard Tennis Court • Arboretum • In all about 4.7 acres

Description

Believed to date from 1860, with some later additions, The Gables is a spacious and elegant family home, set in an elevated position overlooking its own expansive and beautiful grounds. The position of the house allows light to flood into most of the rooms and the flexible layout would allow for one wing of the house to be used as a separate annex if required. Entrance is via a lavender-lined gravel path, with stone steps up to the front door, under a pretty porch with a tiled roof. From the entrance hall, the large dual-aspect drawing room has deep window seats into both bay windows, fitted bookshelves and a fireplace with wood burning stove. Also accessed from the main hall is the dining room, cellar, cloakroom, with original tiled floor, and stairs to the first floor, with principal bedroom accommodation, including three double bedrooms, a family bathroom and separate shower room. Adjacent to the dining room is a utility room and also the kitchen, which has French doors on to the garden and also a back door onto a useful enclosed courtyard. The kitchen has scope for extending into the rear courtyard if so desired, subject to renewing a planning permission (now lapsed).

The adjacent sitting room is triple aspect, with French doors on to the garden and a second staircase, accessing two of the bedrooms and a bathroom. Upstairs, in total, there are five double bedrooms, two family bathrooms and a shower room.

Historical Note: The writer Rudyard Kipling's parents lived at The Gables. Rudyard Kipling wrote his novel "Kim" here and the original illustrations for The Jungle Book were drawn by Rudyard's father, John Lockwood Kipling, in the drawing room.







Outside

The setting and grounds are a particular feature of this property. The house is approached off a private track, via Hindon Lane, on to a gravel drive, with parking for numerous cars. The timber-framed double car barn, also has an integral workshop, storage bay and log-store. Large, lavender-edged, terraces sit at the south/west end of the property which, as a suntrap, is also planted with some young hornbeam and a liquid ambar tree, to provide some dappled shade. The grounds have been professionally designed and landscaped into a series of 'garden rooms' defined by yew and beech hedging.

These include a formal lawn, with deep herbaceous borders and a central sorbus tree offering a canopy of shade; a rose garden, overlooked by the summer house; an orchard with a substantial tree fort for children and areas of wildflower meadow, attracting birdlife and insects. The tennis court is bordered with mature hedging, screening it from view. A highlight of the property is the arboretum, planted with maturing indigenous trees, providing exceptional views from the house, across the lawns to the parkland/arboretum beyond.

Situation and Amenities

In an Area of Outstanding Natural Beauty and on the fringes of the beautiful Fonthill Estate, with its rolling countryside and parkland, The Gables is located in a peaceful and enviable position on the edge of the sought-after village of Tisbury. This popular village has a range of facilities including shops, doctor's surgery, library, school, churches, pubs, florist, cafés, wine merchant/bistro and an outdoor lido and leisure centre. One can walk into Tisbury, up the track from The Gables and along the ridge to the village. Tisbury also benefits from a mainline train station to London Waterloo (journey time of approximately 2 hours).

The ancient, hilltop town of Shaftesbury offers further amenities, as does the beautiful Cathedral city of Salisbury, which 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 field sports, including fishing on the River Avon, Test and outlying chalk streams.

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



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

Directions – SP3 6QF

From Salisbury, take the A36 towards Warminster; then take the A30 at Wilton, towards Shaftesbury. At Barford St Martin, take a right-hand turning (on a sharp left-hand bend) on to the B3089 towards Hindon. At Fonthill Bishop, after the Bird and Carter Café, take the left-hand turning, under the stone Fonthill Arch. Follow this road through Fonthill Park and at the t-junction, opposite the Beckford Arms, turn left towards Tisbury. After a couple of minutes you will find The Gables on your right.

Tenure

Freehold

Local Authority

Wiltshire Council – 01722 336272

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, electricity and drainage. Oil central heating.

Energy Performance

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

Viewing

Strictly by appointment with Savills.





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Approximate Area 257.6 sq m / 2773 sq ft (Excluding Carport)

Cellar 21.5 sq m / 231 sq ft

Outbuildings 26.5 sq m / 285 sq ft

Total 305.6 sq m / 3289 sq ft

Including Limited Use Area (4.9 sq m / 53 sq ft)



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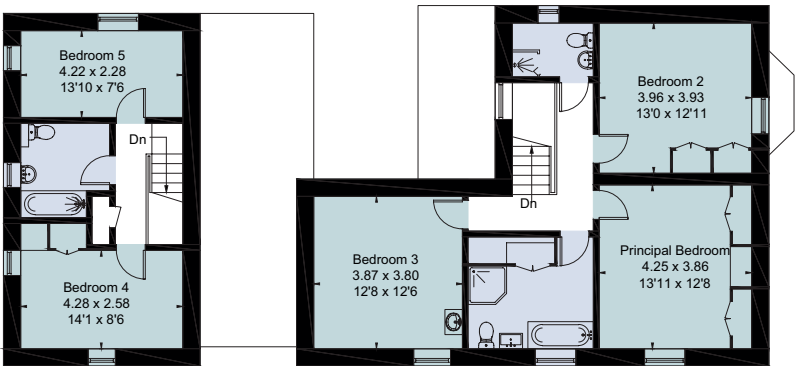
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James McKillop

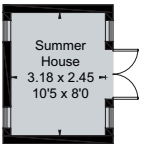
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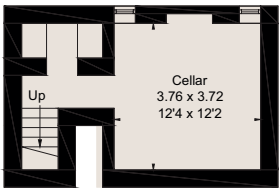
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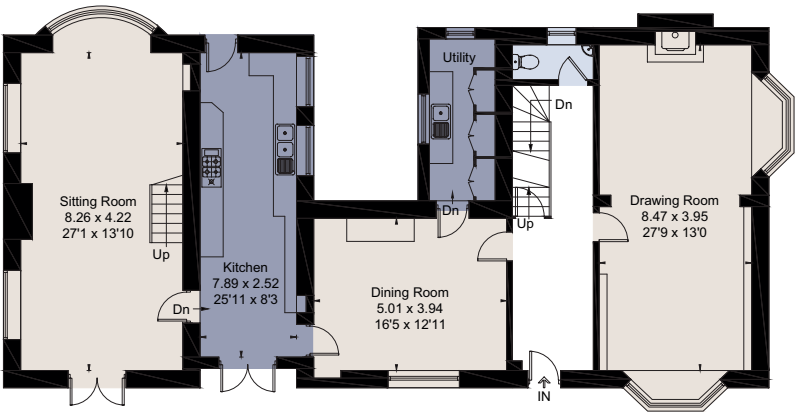
First Floor



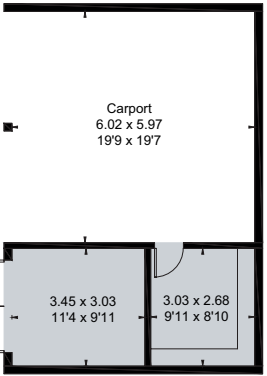
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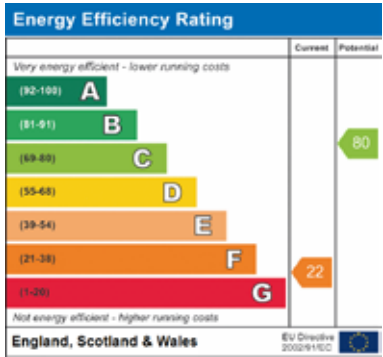
Cellar



Ground Floor



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