



A delightful period family house

Saracens House, Corton, Warminster, BA12 0SZ

Freehold



Entrance Hall • Drawing Room • Dining Room • Kitchen/
Breakfast Room • Snug • Conservatory • Boot/Utility
Room • Flower Room • Cloakroom • Five Bedrooms
• Dressing Room • Two Bathrooms • Wood Store
• Greenhouse • Timber-framed Barn incorporating:
Double Car Port, Gardener's Room, Work Room • Wine
Store • First Floor Office • Beautiful landscaped grounds
• Wild pond • Orchard • In all about 1.08 acres

Description

This handsome stone and brick country house is believed to date from the 1700's and has the benefit of being unlisted. The stylish and characterful accommodation includes an attractive entrance hall with a flagstone floor and a dual-aspect drawing room, with parquet floor and a large bay window overlooking the gardens. Double doors open through to the conservatory. The dining room is a particularly charming room, with oak panelling, an unusual curved stone fireplace, pretty hexagonal-paned windows, oak floors and a door onto the terrace and garden beyond. The adjacent kitchen is very much the heart of the home, with the quintessential AGA, stone floors, walk-in larder, double butlers sink, integrated Neff appliances, wooden worktops and cabinetry and an open fire. The cosy snug is dual-aspect and has a wood-burning stove. Completing the ground floor is a utility/boot room, a flower room with butlers sink and a cloakroom.

The main staircase and the back stairs, both with galleried landings, offer access to the six bedrooms (one of which is currently used as a dressing room) and two bath/shower rooms.

Outside

The house is approached via a gravel driveway, with parking for several cars in front of the traditionally constructed (2018) timber-framed barn. This attractive building incorporates a double car port, gardener's room, work room and a wine store. On the first floor is a spacious office, with the potential to be used for any number of purposes. Behind the barn is a terrace, positioned to catch the evening sun, and a Hartley Botanical greenhouse. Fruit cages and vegetable/herb beds have also been created.

With the assistance of the award-winning garden designer, Catherine Thomas, the current owners have painstakingly created the most wonderful gardens, with separate 'rooms' divided by immaculate yew hedging.





The York Stone terrace overlooks deep herbaceous borders of roses and tulips to the lawns beyond. A formal rectangular pond has stepping stones across the centre and is fed by a small circular pond with a rill. In a separate area of the garden is a wild pond. The orchard is under-planted with an abundance of snowdrops and daffodils.

Situation and Amenities

Corton is a small, picturesque village in the Wylde Valley, about 5 miles from Warminster. The village is on the path of the ancient Wessex Ridgeway, nestling at the base of the chalk downland surrounding it. The popular Dove Inn is in Corton and the nearby village of Codford has a range of amenities such as a shop, post office, primary school, pre-school, pub, church and doctors surgery.

Nearby Warminster is a small market town and offers further amenities, such as a Waitrose supermarket amongst others, and also a station with trains to London Waterloo taking approximately 2 hours.

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 Warminster, 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 Warminster School, Dauntseys, Sherborne, Clayesmore, Bruton, Port Regis, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

Directions - BA12 0SZ

Take the A36 from Salisbury towards Warminster. Soon after passing Codford on your right-hand side, turn left into Station Road. Follow signs to Corton and when you reach the village you will find Saracens House on the right-hand side.

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 electricity and water. Oil fired central heating. Private Drainage. Broadband to house and office.

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 335 sq m / 3606 sq ft

Outbuilding 74.9 sq m / 806 sq ft (Excluding Shed)

Green House 9.9 sq m / 106 sq ft

Total 419.8 sq m / 4518 sq ft

Including Limited Use Area (27.2 sq m / 293 sq ft)

James McKillop

Savills Salisbury

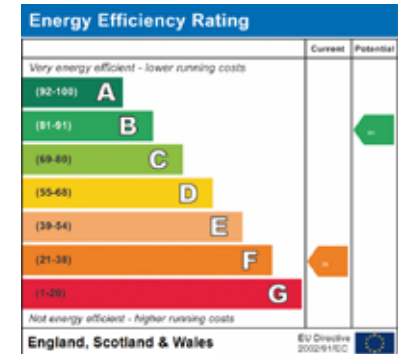
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