

FITTLETON HOUSE

FITTLETON • SALISBURY • WILTSHIRE



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Pewsey 8.5 miles (London Paddington from 60 minutes)
Grateley railway station 13 miles (London Waterloo from 1 hr 20 minutes)
Salisbury 13.1 miles • Marlborough 14.8 miles • Andover 18 miles
(Distances and time are approximate)

*Exceptional Grade II listed former Rectory
set within a walled garden, with extensive
grounds and separate cottage*

MAIN HOUSE

Reception hall • Drawing room • Dining room • Sitting room • Library • Study • Kitchen/breakfast room
Scullery • Shower room/Cloakroom • Boot room • Cellar
Seven bedrooms • Three bathrooms (one en suite) • Study

COTTAGE

Kitchen • Sitting room • Two bedrooms • Bathroom • Garden

GARDENS AND GROUNDS

Double garage • Outbuildings • Swimming pool and pool house
Greenhouse • Gardens • Kitchen garden • Orchard • Pasture

About 4.1 acres in total

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SITUATION

Fittleton is a quiet hamlet within a Conservation Area, on the fringes of Salisbury Plain. It has a beautiful 13th Century church and only seventeen houses. Neighbouring Netheravon has a popular pub, a primary school, village shop/Post Office, a community library, artisan café and interiors shop, hairdresser, active village hall, a service garage and a local brewery.

Amesbury, about 5 miles south of the village, offers a wide range of further day-to-day amenities and the beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities.

Trains from nearby Grateley run to Waterloo, with a journey time of approximately 80 minutes. From Pewsey, trains to Paddington take approximately 60 minutes. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

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

Racing is available at Salisbury Racecourse and Wincanton and golf at Tidworth, Upavon and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

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





DESCRIPTION

Fittleton House is a charming Grade II listed former Rectory, which has been in the same family for four generations and comes to the market for the first time in nearly 80 years. It is principally a Georgian property, understood to date from about 1742 with an earlier wing found to the rear and an early 19th Century wing to the south. The initials R.M.J and date 1742 are incised in the central first floor window key and may reference Robert Merchant, who was Rector from 1731-73 and the President of Magdalen College Oxford. Fittleton House offers gracious proportions and a wealth of period features, including sash windows and original shutters in the principal rooms.

The half-panelled reception hall offers access to the dual-aspect dining room to one side and a sitting room to the other. The sitting room, with original panelling and a wood-burning stove, opens through to a particularly elegant drawing room, with floor-to-ceiling 15-paned windows overlooking the garden and the 13th Century church beyond. A study, with a wood-burning stove, has a glazed door onto a sheltered south-facing terrace. The charming kitchen, created from the original pantry and kitchen combined, has a range of fitted cupboards under

English oak work surfaces, a Butlers sink, induction hob and four-oven oil-fired Aga. An adjacent scullery has a Butlers sink, cupboards under English oak worktops and plumbing for a washing machine and dryer. A walk-in larder leads off the scullery. There are two rear entrances to the property from the drive, one leading into a boot room with underfloor heating and an inner hall with original servants bells; the other into a rear hall, from which the kitchen, a shower room / WC and library can be separately accessed. The library is south-facing and has a wood-burning stove. Extensive cellars include two storage rooms and a wine cellar with a barrel vault ceiling.

A carved oak turned staircase leads up to a spacious landing, with the principal bedroom to one side. This generously proportioned room has a working fireplace and the shuttered windows are east-facing, enjoying the morning sun. The large principal bathroom, also east-facing, has a wood-burning stove. From the half-landing, two further bedrooms, one being en suite, a family bathroom and a study are accessed. A further staircase leads up to an additional two bedrooms.

The second floor has two bedrooms off a central landing.







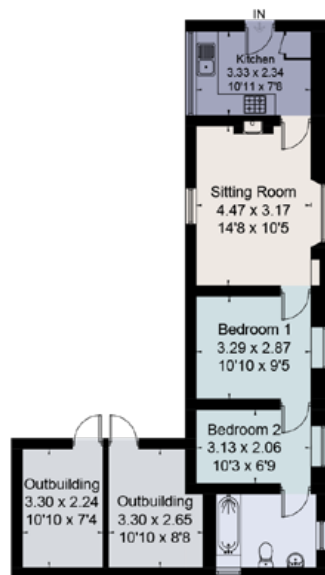


OUTSIDE

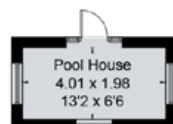
The house is approached via a driveway from the village road, just after the access to the Church. The driveway leads down the side of the house, culminating in ample parking in front of a double garage, with storage room above, and a brick outbuilding. The single-storey brick cottage is to one side. It has a kitchen, sitting room with wood-burning stove, two bedrooms, a bathroom and its own garden.

The spacious and well-established gardens are walled and

laid predominantly to lawn, with a host of mature trees and deep herbaceous borders. A secluded stone terrace sits to the south elevation of the house. A swimming pool nestles to one side of the garden, with a pool house/plant room. Beyond the gardens are expansive grounds, with a vegetable garden, fruit cages, greenhouse, areas of woodland copse and orchards running down to a small winterbourne. An absolute haven of tranquility and perfect for children to explore and build dens.



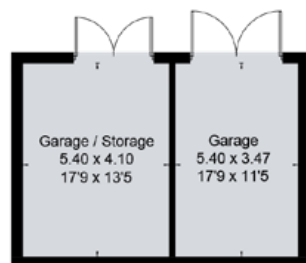
Cottage
(Not Shown In Actual Location / Orientation)



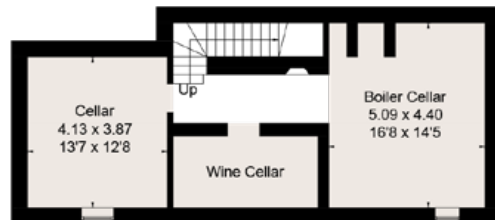
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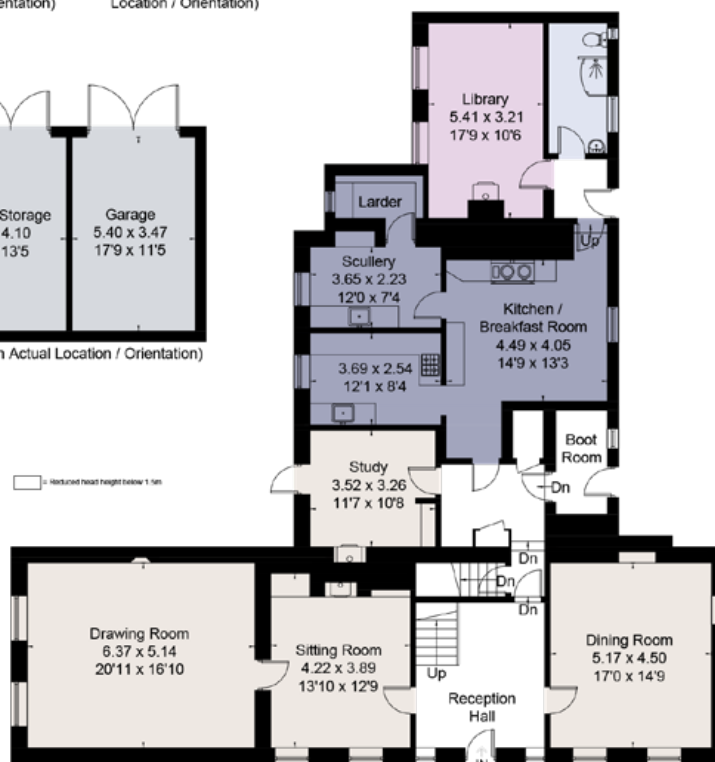
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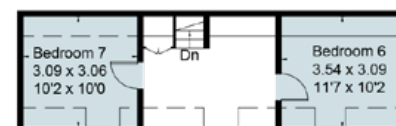
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Lower Ground Floor



Ground Floor



Second Floor



First Floor

Fittleton House

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E		
21-38	F	23 F	
1-20	G		

Fittleton House Cottage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	34 F	
1-20	G		

FITTLETON HOUSE

Approximate Gross Internal Area
 Main House = 488.6 sq m / 5259 sq ft
 Cottage = 66.0 sq m / 710 sq ft
 Outbuildings = 52.8 sq m / 568 sq ft
 Total = 607.4 sq m / 6537 sq ft
 Including Limited Use Area (14.9 sq m / 160 sq ft)

For identification only. Not to scale.

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