

Fox
Grant

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MANOR FARM HOUSE
Dinton • Wiltshire



***An elegant Grade II listed period stone Manor House set in landscaped grounds
in a peaceful edge of village location close to excellent public schools and communication links.***

- William & Mary Manor House
- Principal bedroom suite
- 7 further bedrooms and 5 further bathrooms
- 5 Reception rooms
- Kitchen/family/dining room
- Larder, laundry and utility rooms
- Wine cellar
- Professionally landscaped gardens
- Heated Swimming Pool and terrace
- Pool changing and shower rooms
- Two storey Dovecote/ancillary accommodation
- Courtyard with workshop/garages
- Stables; tack & feed room
- Outdoor manege (38m x 20m)
- Pasture paddocks



SITUATION

Wilton 6 miles, Tisbury 6 miles, A303 6 miles, Salisbury 9 miles, Bath, Sherborne and Southampton about 33 miles.

Mainline station Tisbury to London/Waterloo (145 minutes) or Salisbury to London/Waterloo (125 minutes)

Airports at Bournemouth or Southampton (33 miles) Bristol (53 miles) London Heathrow (81 miles)

Educational Dinton boasts a local village school and there is an excellent range of options in nearby Cathedral City of Salisbury including Godolphin, Chafyn Grove and Cathedral School plus Bishop Worsworth's and South Wilts Grammar Schools. Port Regis, Claysmore, Sandroyd, Bryanston, Milton Abbas and Sherborne are also within reach.

Local, Sporting & Recreational This stunning property is situated in a rural location on the edge of the active village community of Dinton. The village has its own cricket clubs, village hall and local pub. There is also a good selection of gastro pubs and fine dining nearby. Dinton itself is surrounded by beautiful countryside offering excellent walking, riding and cycling opportunities. There is golf, rugby and tennis in nearby Salisbury, with racecourses at Salisbury, Wincanton & Bath. There are various shooting opportunities in the locality and hunting is with the Wilton or South & West Wilts, with the Portman and Blackmore Vale Hunts close by. Water sports are found on the South Coast. Nearby Tisbury has a range of independent shops with more comprehensive services and theatre available in Salisbury.

MANOR FARM HOUSE

Manor Farm House is an elegant, beautifully maintained, period dressed stone manor house which has benefitted from extensive refurbishment. The house itself is Grade II listed and has origins dating back to the Domesday Book; it is predominantly late 17th Century William and Mary, with early 19th and 20th century additions. The attention to detail and use of natural materials including flagstones, slate, polished limestone and wood create a very impressive property. The high ceilings in the reception rooms, including the triple aspect drawing room with working fireplace, benefit from lots of natural light. Manor Farm House is a delightful family home and the layout of the property provides versatility to create multi-generational living.

Manor Farm House: Gross floor area 7,334 sq ft. Accommodation in full comprises:

Ground Floor

- Entrance Hall
- Three further reception rooms
- Spacious boot room/utility
- Large Farm house kitchen
- Shower room
- Triple aspect drawing room with fireplace
- Kitchen/family dining room
- Laundry room
- Pool changing suite
- Oak panelled study
- Wine Cellar
- Boiler room: Plant room
- Private internal courtyard

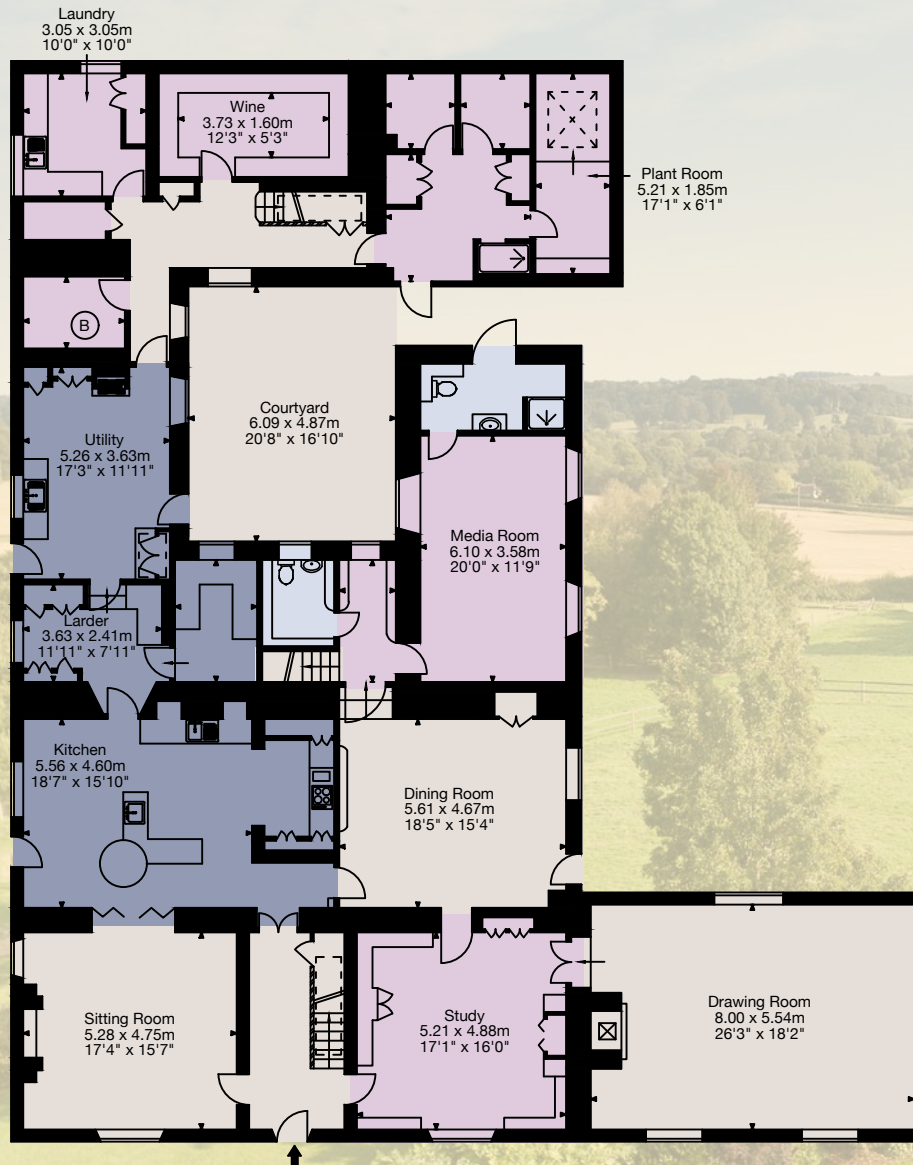
First Floor

- Principal Bedroom suite with 2 dressing rooms and bathroom.
- 7 further bedrooms & 5 further bathrooms.

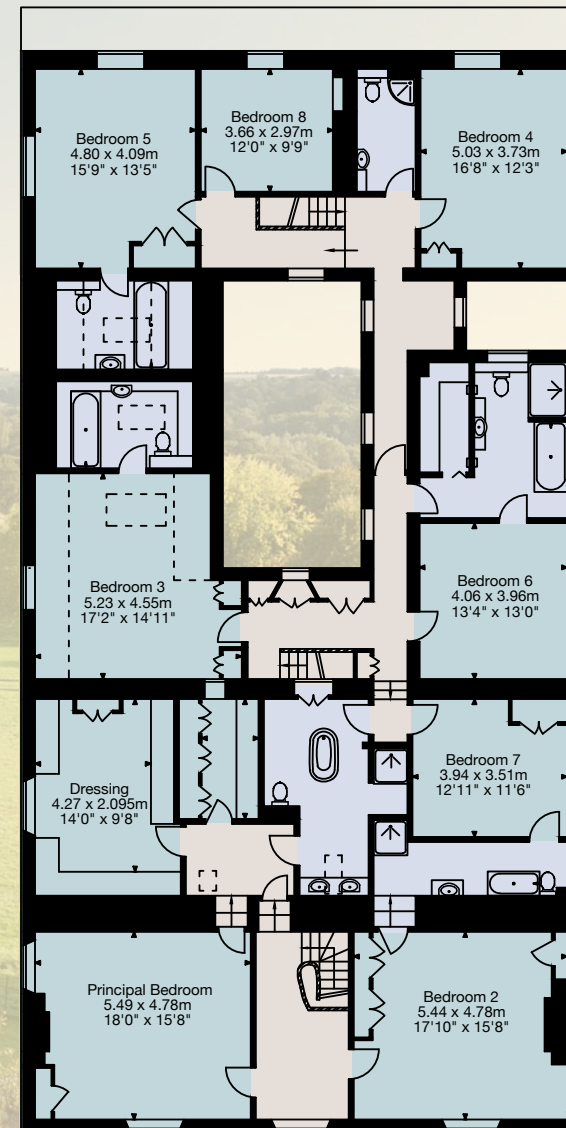




Manor Farm House, Dinton
Main House 681 sq m/7,334 sq ft



Ground Floor



First Floor

GROUNDS

The front of the house is approached via a gravel drive providing an ample parking and turning area.

A separate drive leads to the rear of the house and private courtyard which includes garages and outbuildings plus the two-storey stone Dovecote.

The extensive, mature landscaped gardens are enclosed in feature wrought iron fencing overlooking the paddocks and Nadder Valley beyond. On the east side of the house is a stone flagged terrace with outdoor heated pool and automatic solar cover.



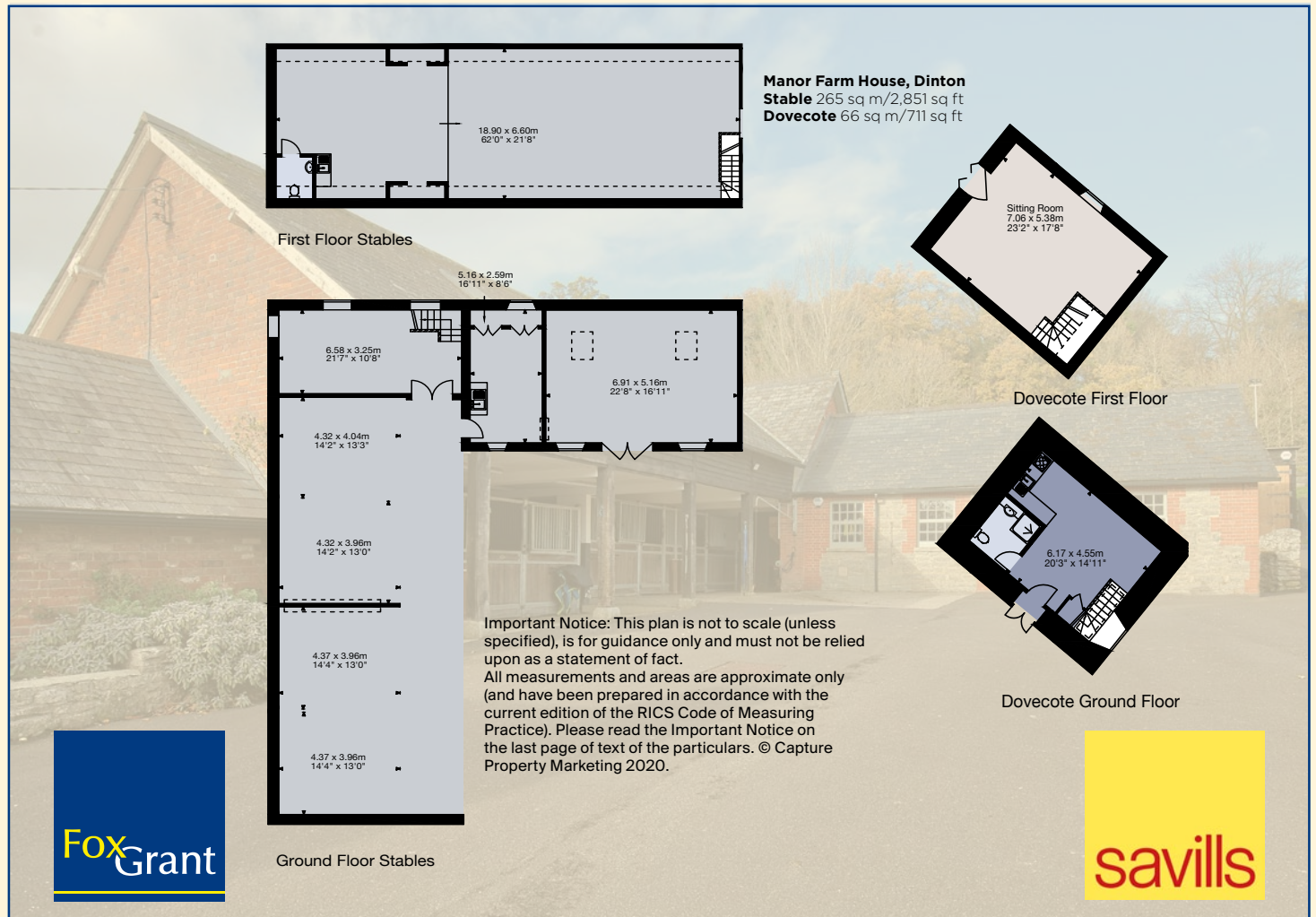
OUTBUILDINGS

The private courtyard offers a combination of garaging and storage, in total some **2850 sq ft**, with stabling opportunities for up to 4 horses. There is potential for further accommodation above the garaging, subject to planning.

Traditional stone built Grade II Listed Dovecote, **710 sq ft**, currently used as ancillary accommodation.



Dovecote



EQUESTRIAN FACILITIES

Manor Farm House has excellent equestrian facilities including; Manege (38m x 20m) with a sand & rubber surface.

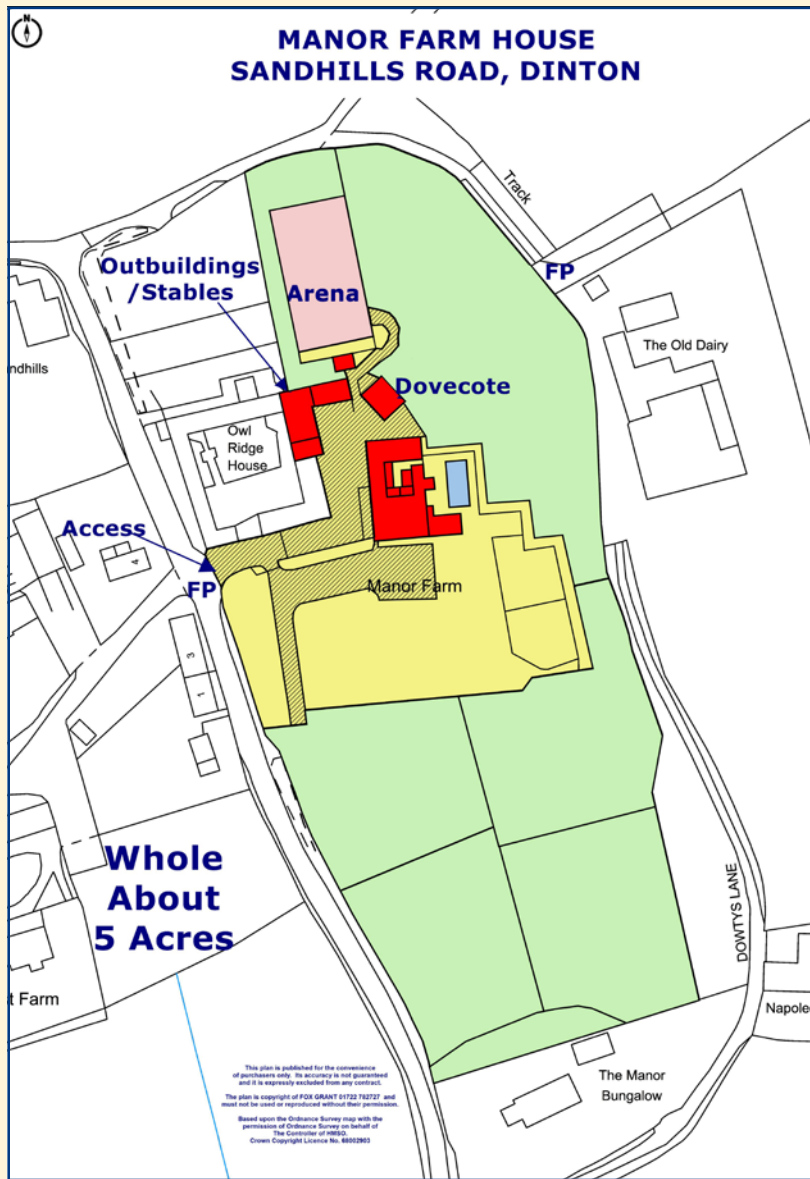
Up to 4 stables as per above with secure tack room and hot water washing facilities.

LAND

The land surrounds the house to the North, East and South. It is divided into three paddocks totalling some 3.2 acres. See Sale plan.

In all the property extends to **5.0 acres**.





View looking SE



AGENT'S NOTES

Fox Grant, Savills and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Local Authority Wiltshire Council Tel: 0300 456 0100

Council Tax Band 'H' £3,705 for 2020/21

Energy Performance Certificate Exempt as the property is Listed

Services Mains water, electricity, oil fired central heating and mains drainage.

Rights of Way A lightly used footpath passes across the property as indicated on the sale plan by "FP"

Fixtures & Fittings Unless mentioned specifically all fixtures, fittings and garden ornaments are excluded from the sale. (Bespoke wrought iron gates and the open frontal store in the South West corner of the garden is excluded)

Tenure: The property is sold Freehold with vacant possession on completion.

Particulars Prepared by Susan Grant November 2020.



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VIEWINGS

Viewings by appointment only with the joint sole agents.

To arrange a viewing please contact:

Fox Grant Salisbury

Savills London



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**MANOR
FARM HOUSE
SP3 5ER**

DIRECTIONS

Postcode: SP3 5ER

From Salisbury Head West on the A36 & A30 through Wilton towards Barford St Martin. In Barford St Martin bare right on to the B3089 towards Dinton. On entering Dinton take the first right into Sandhills Lane. Manor Farm House is the second entrance on the right. See location map for alternative route from the A303.