



# SHEPE HOUSE

SUTTON PARVA, WARMINSTER

**RV**  
RURAL VIEW

Warminster 5.7 miles, Salisbury 18.7 miles, Bath 20.7 miles, Westbury Station 7.7 miles

# SHEPE HOUSE

Sutton Parva, Warminster, Wiltshire BA12 7AF

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A BEAUTIFULLY PRESENTED, EXTENDED PERIOD PROPERTY WITH A LARGE LEVEL GARDEN, SITUATED IN A WONDERFUL LOCATION WITH VIEWS.

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Hall | Sitting Room | Large Family Kitchen | Snug | Study | Utility | Rear Lobby | WC | 5 Bedrooms (1 downstairs) | 4 Bath/Shower Rooms (3 Ensuite)  
Approx 1 acre of Gardens | Drive | Parking & Double Garage



**RV** RURAL VIEW

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## SITUATION

Shepe House is situated in the attractive hamlet of Sutton Parva, which lies in the upper reaches of the picturesque Wylde Valley. Placed between Tytherington and Sutton Veny, the property benefits from the communities of both villages, with a cricket club and well-regarded Primary School in the latter. The surrounding landscape is on the northern fringe of The Cranborne Chase National Landscape and it is flanked by the chalk downland of the West Wiltshire Downs and the southwestern edge of Salisbury Plain.

Warminster is close by with a variety of shops and supermarkets including Waitrose, Morrisons and Lidl, as well as a station (Salisbury to Bristol line) and sports centre. The neighbouring villages of Heytesbury, Longbridge Deverill and Codford have between them local shops/post offices, petrol stations and pubs, and close at hand is Bishopstrow Hotel & Spa which offers membership and swimming.

The Roman City of Bath lies to the northwest, and the Cathedral City of Salisbury to the southeast, both of which offer a wide range of shops, restaurants, cultural and recreational facilities. Trains from Westbury to London (Paddington) take about 1hr 20mins and from Salisbury to London (Waterloo) about 1hr 30mins.

Sporting facilities include racing at Salisbury & Wincanton and golf at Rushmore, South Wilts and West Wilts, while the area is also well known for field sports, including fly fishing on the local chalk streams.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntsey's, Kings Bruton, Salisbury Cathedral School and Godolphin, as well as Bishop Wordsworth's and South Wilts Grammar Schools. Many places of interest to visit in the locality include the Longleat Estate, Old Wardour Castle, Sherborne Castle, Stourhead Gardens, Wilton House and Stonehenge.

## PROPERTY

The original section of Shepe House is believed to date from the seventeenth century and recent extensions took place in 2006 and 2018. The property is constructed of mainly stone elevations under a tiled roof and flows beautifully, with elegant rooms and plenty of period detail. Central to the property is the sitting room with beams of a rich patina and a good inglenook fireplace with wood burner installed. From here also, a beautiful oak staircase rises to the first floor. To each side of the sitting room is the study, again with a seventeenth century stone fireplace, and the snug. A well-fitted utility room has a Belfast sink, plenty of storage and a cupboard housing the boiler, and beyond this is the superb family kitchen including a large island and dining area. The ceiling is vaulted and the extended area provides plenty of light with a central lantern and bi-fold doors opening onto the terrace. Cooking is via a range with a gas hob, the striking work surface is quartz, and there is an integral dishwasher and space for both an American fridge and drinks

fridge. To the rear of the property is a small hall with wc off it, and at the gable end a lobby leads to the ground floor double bedroom and shower room.

On the first floor, the landing splits to access the guest suite to the rear, while the main landing leads to the other bedrooms and family bathroom. The principal suite has a dressing area and ensuite and the layout of the property allows dual aspect light into the majority of the rooms, from which there are wide views over surrounding countryside.

#### OUTSIDE

A lovely feature of this property is the expanse of level garden, mostly laid to lawn, but with enormous scope for planting. There is a variety of mature broad leaf trees and a bridge over a winterbourne leads to a delightful orchard. To the front of the property is a beech hedge bounding the lane, while a drive leads along the side and via a five bar gate to a turning and parking

area. The double garage is of block construction, with power and light, and subject to consent might have potential for further accommodation.

#### DIRECTIONS (BA12 7AF)

What3words: ///amends.buying.tables

#### TENURE

The tenure of the property is Freehold.

#### SERVICES

Mains water, mains electricity, private drainage, oil fired central heating, LPG gas for cooker.

#### LOCAL AUTHORITY

Wiltshire Council

#### OUTGOINGS

Council tax band G.

#### EPC

Current rating D

#### BROADBAND SPEEDS (OFCOM PREDICTED POTENTIAL)

Ultrafast. Upload 1000 mb/s. Download 1000 mb/s

#### MOBILE (OFCOM)

Indoor: O2 likely. Outdoor: All networks likely

#### FIXTURES AND FITTINGS

Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

#### VIEWINGS

Strictly by appointment with Rural View.



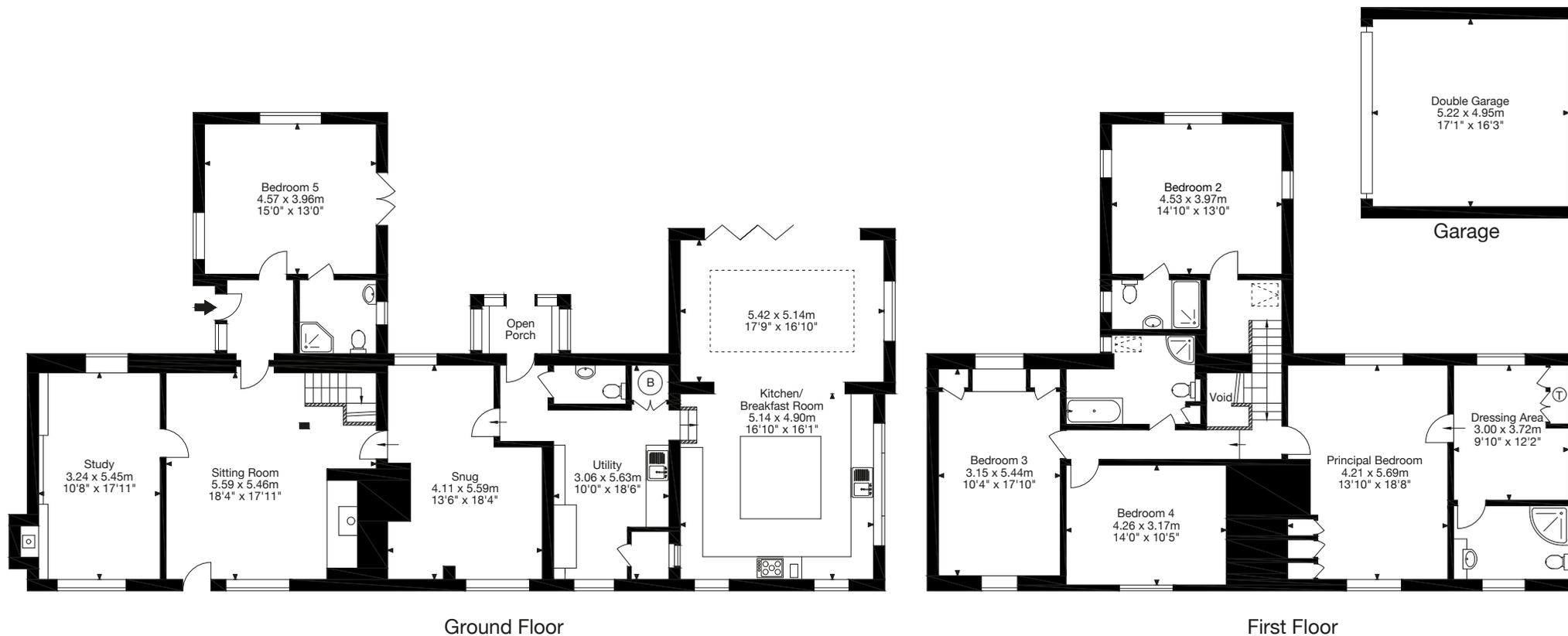
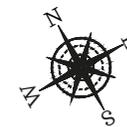
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Gross Internal Area (Approx.)

Main House = 293 sq m / 3,153 sq ft

Garage = 25 sq m / 269 sq ft

Total Area = 318 sq m / 3,422 sq ft



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