

# KINGHAY

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Tokes Lane, East Knoyle, Wiltshire





# KINGHAY

TOKES LANE, EAST KNOYLE,  
WILTSHIRE, SP3 6BZ

Semley 1.5 miles, East Knoyle 1.8 miles, Tisbury Station 4.5 miles,  
Shaftesbury 5.5 miles, Bath 28 miles, Southampton Airport 45 miles

A superb eco-friendly modern  
country house with generous  
living spaces and good ceiling  
heights located in beautiful  
countryside between Semley and  
East Knoyle

Entrance Hall | Drawing Room | Sitting Room / Snug, Vaulted Kitchen /  
Breakfast Room | Walk in larder | Utility Room | WC | Plant room  
Charming ground floor bedroom with en-suite shower room

Impressive principal Bedroom with Dressing room and en-suite Bath /  
shower room | 4 further Bedrooms & family Shower room

Charming landscaped gardens with extensive terracing | beautiful  
mature oak copse with stream and wild swimming plunge pool  
woodfire sauna | superb views

**In all about 0.8 acres.**



**RV**  
RURAL VIEW

The Loft, Tisbury,  
Wiltshire, SP3 6JG

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## KINGHAY

Kinghay is an extremely comfortable and spacious 6 bedroom family house which was built in 2021 extending to about 3487 sq ft. The current vendor is an architect who has designed the house seamlessly for modern living whilst aiming to blend in with the beautiful surrounding landscape. Constructed with an oak frame, many of the ceilings are vaulted giving a lovely feeling of space, local green stone and oak boarded elevations have been used under a slate roof. The house has large double-glazed windows with full height feature glazed wall in the kitchen along with many pairs of French doors which create a lovely feeling of being in nature and bring the outside in. Air source heating and a mechanical heat recovery ventilation system ensure an increased energy efficient home designed to near passive house standard.

Internally the fabulous reception hall has a charming limestone and wood floor which also extends throughout the Kitchen / Breakfast room. This is the hub of the house with an impressive vaulted ceiling, central polished concrete island with dishwasher, double Belfast sinks and ample storage. Further black slate topped cupboards surround a Falcon gas range cooker. A special feature of the room is the work top height open fire which can also be used for cooking. The cosy snug has a pine feature wall and the beautiful Drawing room has a central greensand stone fireplace and natural lime render walls. A walk-in larder, utility room and superb bedroom with en-suite bathroom complete the downstairs accommodation.

The first floor level comprises of 5 bedrooms and 2 bath / shower rooms. The principal bedroom has full height sash windows with stunning long reaching views and a large mezzanine level which could be further enhanced if desired. The adjoining dressing area and bath / shower room are generous and thoughtfully fitted in a modern country house style. As well as a large landing, which could be used to create a further bathroom, there is a large attic with ladder access.

## OUTSIDE

Kinghay is set in a fabulous position with open countryside all around with amazing walks straight from the house. Double wooden gates open into a gravel parking and turning area.

The gardens afford good privacy and wrap around the property with adjoining flagstone terraces. There are a number of magnificent mature oak trees and a variety of other specimen trees and plants. A pretty stream flows through creating a charming water garden, with wild swimming plunge pool and cosy wood fired sauna. Beyond is a useful outbuilding.

To the south and west are long reaching views over farmland and an area of garden which has great scope for further enhancement. There is also potential to create a carport / garage building subject to planning.

## AREA GUIDE

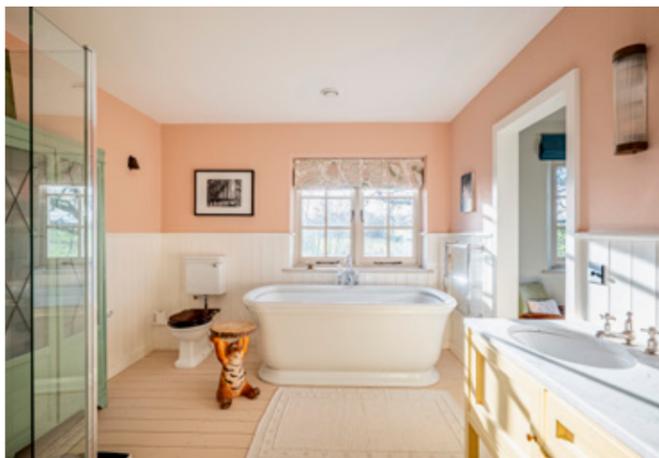
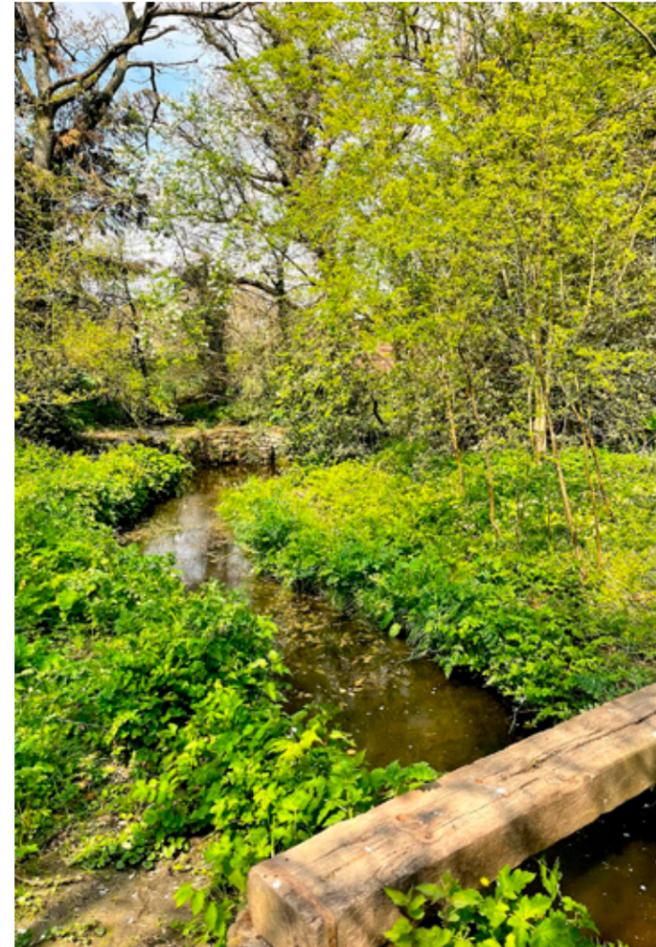
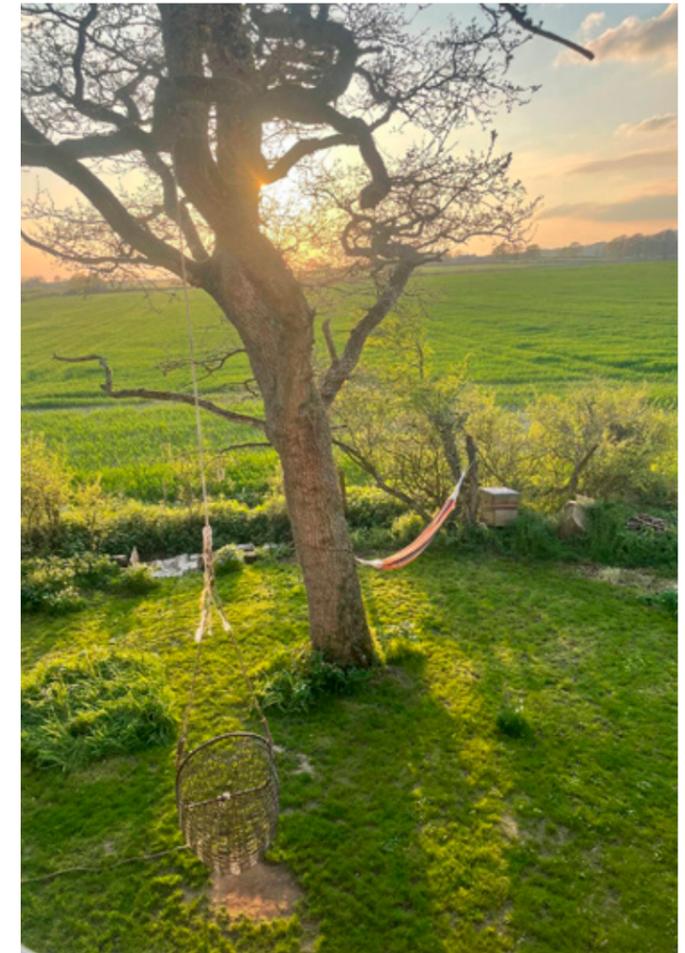
The local area is beautifully rural yet accessible to Semley, East Knoyle, Tisbury or Shaftesbury. It falls within the Cranborne Chase Area of Outstanding Natural Beauty which is famed for its dark sky reserve status.

The charming village of Semley is about 1.5 miles away with a superb village shop, milk station, primary school, church and village pub by the green. Fashionable deli and coffee house Compton Macrae is on the edge of the village within Chaldicott Barns, having a variety of other boutique businesses, office and retail outlets. Equi distant to the north west is the village of East Knoyle which also has a fantastic community run shop and post office with excellent children's playground opposite.

Tisbury and Shaftesbury are slightly further a field both offering an excellent range of boutique shops, art galleries and wider shopping facilities. From Tisbury station there are trains to London Waterloo taking from 1 hour 50 minutes. The Georgian town of Bath is easily accessible offering excellent shopping, the arts, restaurants and rugby. Alternatively, Sherborne to the west offers a variety of shopping and the new "Sherborne" restaurant.

The general area is renowned for its excellent range of schools. Private schools include Port Regis, Sandroyd, Clayesmore, Hanford, Hazelgrove, Godolphin, Sherborne, Bryanston and Marlborough. There is an excellent choice of state primary schools locally as well as Bishops Wordsworth & South Wilts Grammar schools in Salisbury.





**GENERAL REMARKS & STIPULATIONS**

**POSTCODE**  
SP3 6BZ

**WHAT3WORDS**  
///overused.otters.vine

**SERVICES**  
Mains water & electricity, private drainage. Air source heating. 5G home hub broadband.

**FIXURES AND FITTINGS**  
Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

**LOCAL AUTHORITY**  
Wiltshire Council.

**EPC**  
C

**COUNCIL TAX**  
Band G

**VIEWINGS**  
Viewing by appointment with agents Rural View.

**AGENT'S NOTE**  
Please note the photograph of the house on page 11 has had the foreground grass 'greened up'. This will be further cultivated and resown in April.

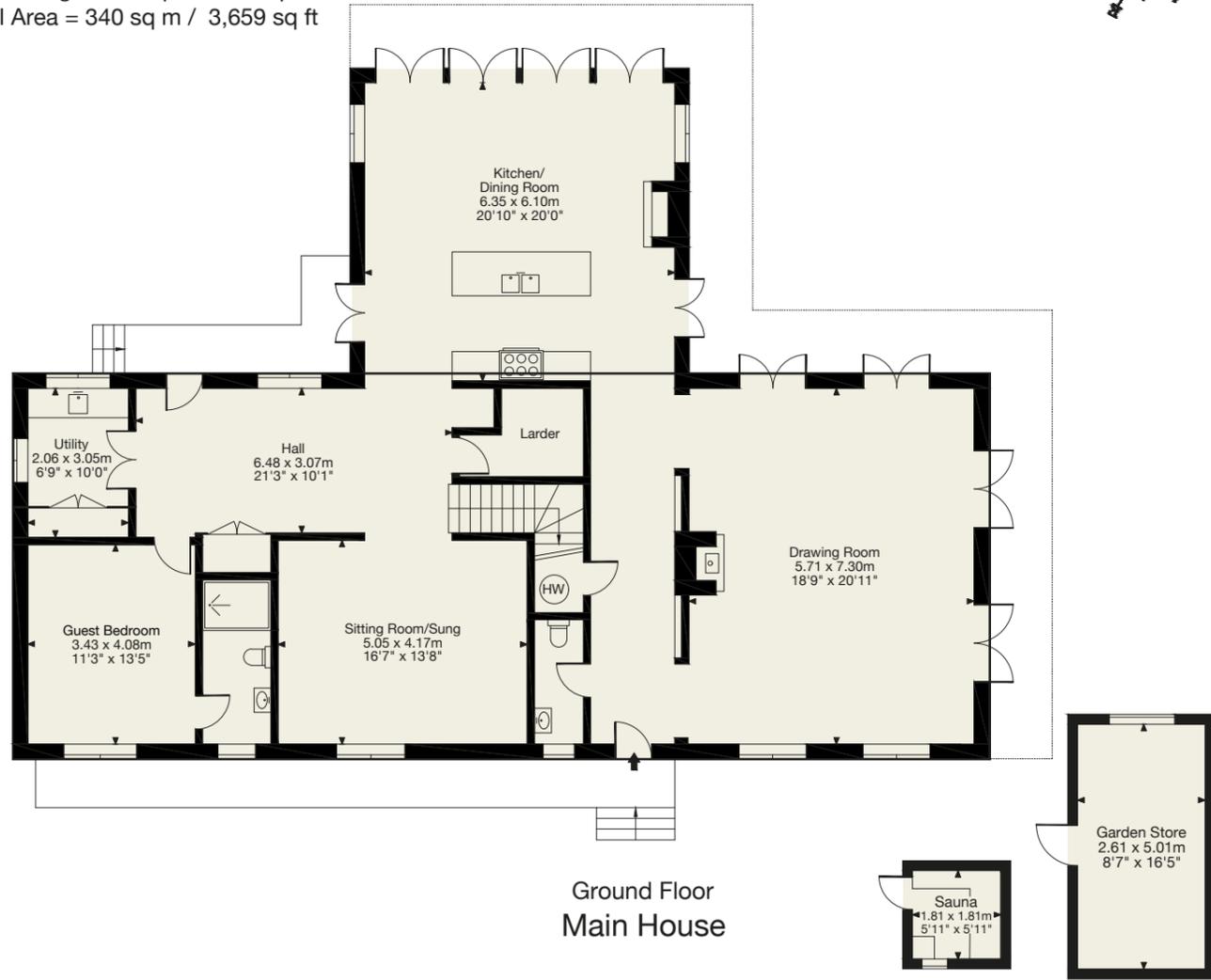
Kinghay, Tokes Lane, East Knoyle, Salisbury SP3 6BZ

Gross Internal Area (Approx.)

Main House = 324 sq m / 3,487 sq ft

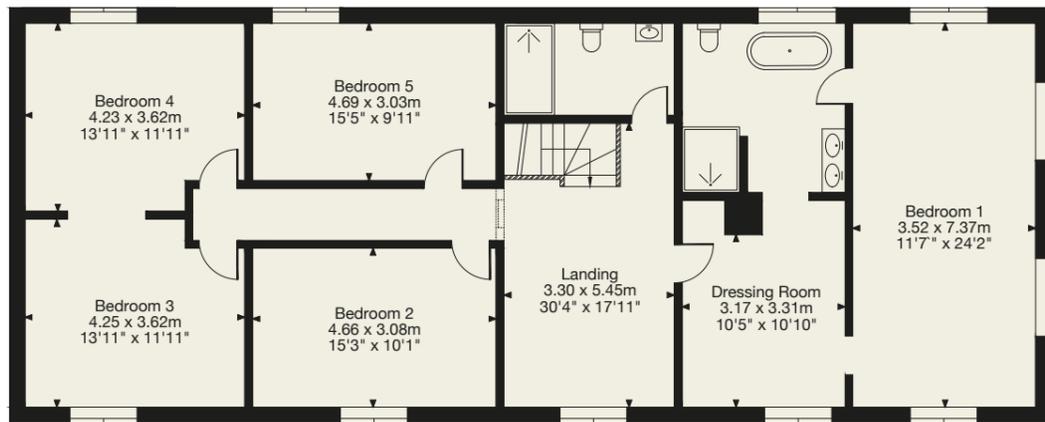
Outbuildings = 16 sq m / 172 sq ft

Total Area = 340 sq m / 3,659 sq ft



Ground Floor  
Main House

Outbuildings



First Floor

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