

# SEYMOUR LODGE

EAST KNOYLE, WILTSHIRE



**RV**  
RURAL VIEW

# Seymour Lodge

East Knoyle, Salisbury, Wiltshire SP3 6AJ

Tisbury 5.8 miles, Shaftesbury 5 miles, Salisbury 19 miles

---

An elegantly proportioned, attached period property, set close to the heart of this popular village with amenities.

---

Large Hall | Spacious Sitting Room | Kitchen/Dining Room

Utility | Cloakroom

Two Double Bedrooms with ensuite Shower Rooms

Rear Garden & Parking



**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire SP3 6JG

01747 442500

[admin@ruralview.co.uk](mailto:admin@ruralview.co.uk)



### SITUATION

Seymour Lodge is located close to the heart of this ever popular and historic village, situated near the Wiltshire/Dorset border. East Knoyle is famous for being the birthplace of Sir Christopher Wren and has a vibrant community, with facilities including a community run shop/post office, village hall, parish church, playground and various clubs and societies.

With the A350 close at hand, there is convenient access to Shaftesbury, which has a good range of shops, supermarkets and eateries, a secondary school, cottage hospital and the famously picturesque Gold Hill.

The closest mainline railway station is at Tisbury (Waterloo 1hr 50mins), as well as independent shops, professional services, a sports centre and Messums West, a contemporary gallery and arts centre. The local road network gives ready access to the

other main towns in the area including Salisbury, Warminster, Sherborne and Bath as well as to the South Coast, while the A303 trunk road linking with the M3 motorway makes London readily accessible for the motorist. Many families are drawn to the area because of the wide choice of highly regarded schools in both the state and private sectors.

Located in the Cranbourne Chase & West Wiltshire Downs National Landscape, Seymour Lodge is an ideal base from which to explore the local countryside and engage in a variety of rural pursuits such as walking, riding and cycling as well as traditional field sports. There is tennis at Pythouse Tennis Club and golf courses at Tollard Royal, Salisbury, Sherborne and Warminster, while racing is at Bath, Salisbury and Wincanton. There are also several excellent dining establishments in the vicinity, such as The Grosvenor Arms, Beckford Arms, The

Compasses Inn and Pythouse Kitchen Garden. Local places of interest include Old Wardour Castle, the Longleat Estate, Stourhead Gardens, Wilton House and the Fovant Badges.

### PROPERTY

Constructed of English bond brick elevations under a tiled roof, Grade II listed Seymour Lodge was a nineteenth century extension to The Seymour Arms. For many years it served as the function room and guest bedrooms, until the whole property was granted domestic use and converted into two appealing dwellings.

Approached over its own drive and parking area, the property has an attractive façade, with beautifully coloured brickwork and stone mullion windows. Internally, the room sizes are generous and the high ceilings help to create elegant

proportions throughout. To the front is the entrance hall with cloakroom off it, and a very well-sized, dual aspect sitting room. The kitchen and dining area are to the rear of the property and open out via French doors to the garden. There is also a utility room to the side, with a back door.

Upstairs, a landing provides access to two nicely-sized double bedrooms, both with well-appointed ensuite shower rooms.

### OUTSIDE

The garden is east facing and is part paved and laid to lawn. There are mature shrubs and planted beds, with the whole being fully enclosed. The oil tank is located behind panel fencing, while a brick outhouse houses the boiler. There is pedestrian side access via a gate.

### DIRECTIONS (SP3 6AJ)

What3words: ///sparkles.dominatetrains

The property can be found in The Street, on the left as you enter the village from the north, just past Nadder Valley Forge.

### TENURE

The tenure of the property is freehold.

### SERVICES

Mains water, electricity and drainage, oil fired central heating and hot water. Underfloor heating to first floor.

### LOCAL AUTHORITY

Wiltshire Council

### OUTGOINGS

Council tax band G

### EPC

D (64) Please refer to the agents for the full certificate.

### BROADBAND & MOBILE

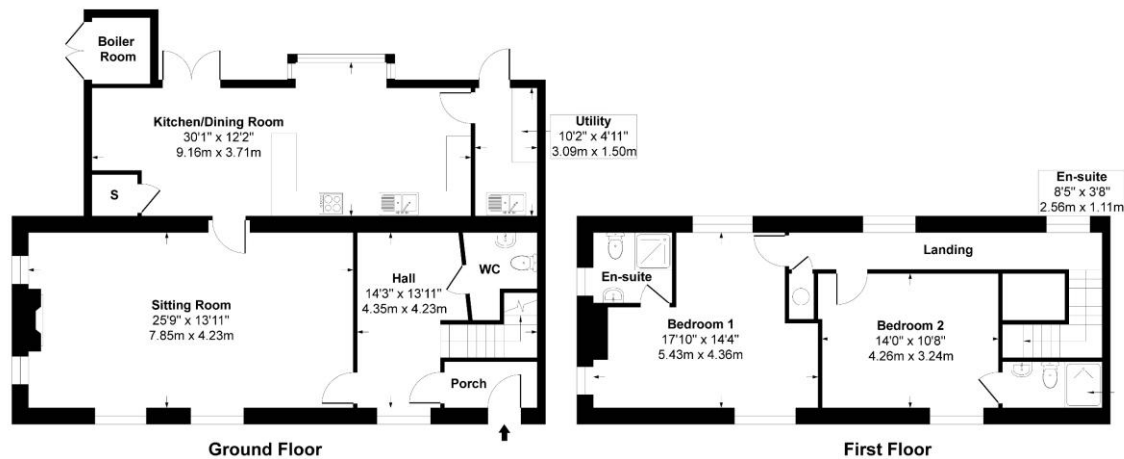
Broadband: 74 Mbps Download 18.7 Mbps Upload

Mobile signal: Indoor and Outdoor variable

### VIEWINGS

Strictly by appointment with Rural View

Seymour Lodge, East Knoyle, Wiltshire, SP3  
Gross Internal Area (Approx.)  
Main House = 145 sq m / 1,561 sq ft  
Total Area = 145 sq m / 1,561 sq ft



Rural View 2026. Drawn to RICS guidelines. Not drawn to scale. Plan is for illustration purposes only. All features, door openings, and window locations are approximate. All measurements and areas are approximate and should not be relied on as a statement of fact.

