

THE GRANGE

CHITTERNE, WILTSHIRE



RV
RURAL VIEW



THE GRANGE

Chitterne, Nr Warminster, Wiltshire, BA12 0LG

A HANDSOME GEORGIAN FRONTED VILLAGE HOUSE WITH ELEGANT ACCOMMODATION, CHARMING GARDEN AND PADDOCKS

Magnificent Staircase Hall & Drawing Room | Sitting Room | Study | Studio | Kitchen/Breakfast Room with Aga
Utility Room/Boot Room | Larder & Wine Store | Two Cloakrooms | Master Bedroom with Ensuite Bathroom & adjoining Shower
Five Further Bedrooms & Two Further Bath/Shower Rooms

South facing Gardens | Garage | Orchard | Treehouse | Timber Outbuilding
Paddocks & Field shelter

In all about 1.17 acres



The Loft, Tisbury, Wiltshire, SP3 6JG
ruralview.co.uk
cs@ruralview.co.uk
01747 442500



SITUATION

Chitterne is a small rural community situated amidst the gently rolling chalk downland on the southwestern edge of Salisbury Plain where it meets the lovely countryside of the Wylde Valley. The village has an active village hall, church, playground and cricket club whilst the nearby larger villages of Codford, Heytesbury and Shrewton have between them good everyday amenities including a choice of shops, post offices, primary schools, petrol stations, doctors' surgeries and vets. The market town of Warminster is about 8 miles away and has supermarkets, shops, health and leisure facilities as well as a railway station with services to London, Bristol and Southampton whilst the station at Westbury has direct rail service to London (Paddington). The village is in a lovely but not isolated setting and is well placed for the A36 which gives convenient access to Salisbury or Bath whilst the A360 links to Devizes and Chippenham. The nearby

A303 serves London, the West Country and the motorway network. Chitterne is an excellent base for several highly respected schools in both the state and private sectors including amongst many others; Dauntseys, Warminster School and Salisbury's grammar and independent schools.

Chitterne is surrounded by lovely open stretches of undulating countryside ideal for a variety of rural pursuits including walking, riding, field sports and cycling. Racing is at Salisbury, Bath and Wincanton, sailing at Shearwater, rugby union at Bath with golf at Erlestoke, Tollard Royal, Warminster and Salisbury. There are several famous visitor attractions in the area such as Stourhead Gardens, Longleat Safari Park, Wilton House and Stonehenge.

DESCRIPTION

The Grange is a handsome country house with a stunning Georgian façade believed to date from the early 1800's forming

the principal wing, with the rear section likely to be considerably older. The current owners have reinstated an elegant new Georgian style entrance porch, limewashed the eastern wall, replaced sash windows, drainage and guttering where required. Overall, the property has been sympathetically restored with a great deal of work undertaken and it now presents well. The house is Listed Grade II as being of Special Architectural & Historic Importance.

The Regency wing of the house has the well-proportioned rooms with good ceiling heights as one would associate with the period; the older wing having a more rustic, cosier feel with beamed ceilings and traditional features. The accommodation is arranged over three floors centered around an impressive vaulted staircase hall, leading to a large drawing room with period features including cornicing, wooden shuttered French

windows with a southerly outlook over the garden, ornate marble fireplace and parquet flooring. Both the study and sitting room have wood burning stoves in their fireplaces, creating a welcoming atmosphere. The kitchen/breakfast room has been fitted with a new Smeg oven / microwave, additional cupboards and a hand made wildlife mosaic mural above the 2 oven oil fired Aga. In addition, there is a boot / utility room, garden room that is currently being used as an artist's studio and 2 WC's. On the first floor there are 4 bedrooms including a master bedroom with a well-appointed en-suite bathroom and adjoining walk in shower. Bedroom 2 has an en-suite bathroom.

There is also a family shower room on this floor, whilst the top floor has 2 further attic bedrooms.

OUTSIDE

The Grange is set in charming largely walled grounds of about 1.17 acres. The house is approached through attractive stone piers with finials and wrought iron gates over a sweeping gravel drive to a turning / parking area. The drive continues around to the north of the house, passing the garage and a further set of wrought iron gates open back onto the lane. The house is clad with pretty wisteria and climbing roses and the main entrance area beside the portico has recently been planted with lavender.

Lawns stretch away to the south from a flagstone terrace with a variety of borders and shrubs. To the east of the drive is the paddock which is currently divided by a central fence. There is a large tree house and adjoining timber store as well as a field shelter and several apple trees. The cobb wall which forms

3 sides of the paddock has been fully restored; whilst in the eastern corner is a gate leading onto Back Lane. Within the grounds are numerous mature beech & chestnut as well as walnut, willow and yew.

DIRECTIONS

Heading West on the A303, exit at the junction with the A36 signed to Warminster. Proceed Northwest along the Wyle Valley and take the first turning on the right signed to Codford. Shortly after the converted school turn right along a country lane for about 3 miles to Chitterne. On reaching the village turn right onto the B390 towards Amesbury and by the playing field take the left turn signed to Tilshead. Carry on past the church and the entrance to the property will be the first driveway on the right.





TENURE

Freehold with vacant possession upon completion.

OUTGOINGS

The property is subject to Council Tax Band G.

SERVICES

Mains water and electricity, private drainage and oil fired central heating. Under floor heating in main bathroom.

LOCAL AUTHORITY

Wiltshire Council (West) 300 456 0100.

FIXTURES AND FITTINGS

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

EPC ENERGY EFFICIENCY RATING

As a Listed property an Energy Performance Certificate is not required.

VIEWINGS

Strictly by appointment with Rural View.



MAIN HOUSE

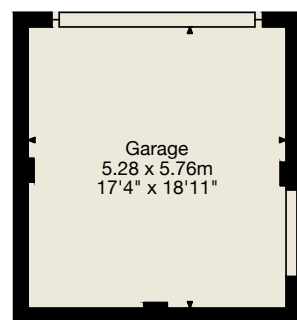
3,935 Sq Ft - 366 Sq M

GARAGE

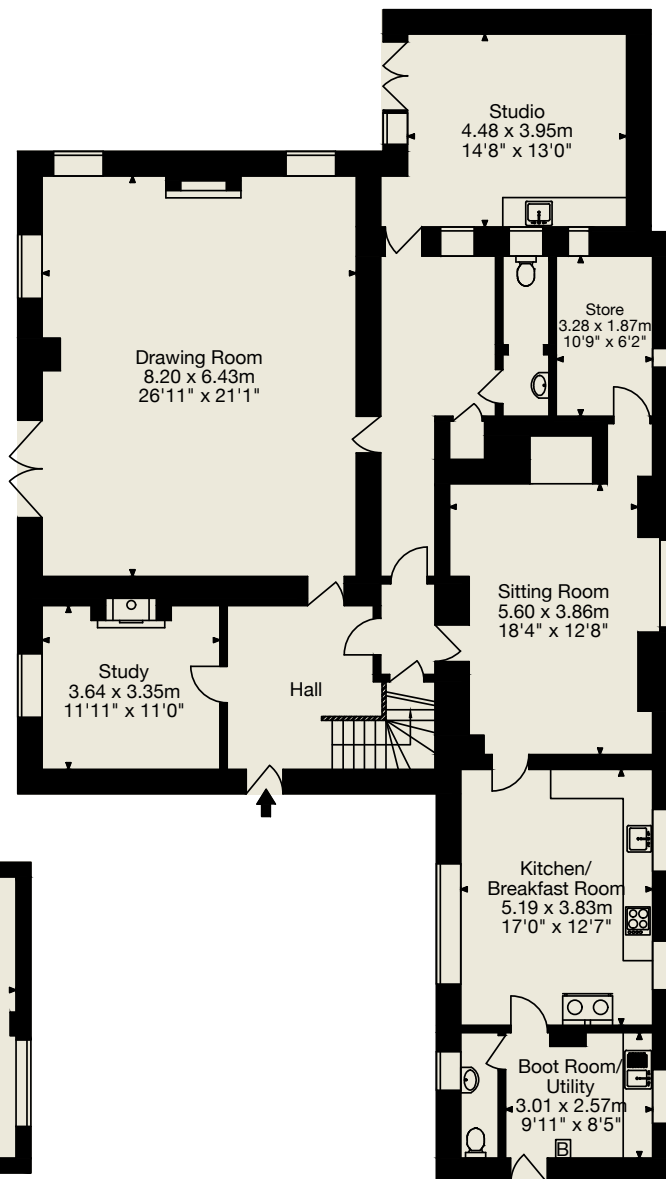
322 Sq Ft - 30 Sq M

TOTAL

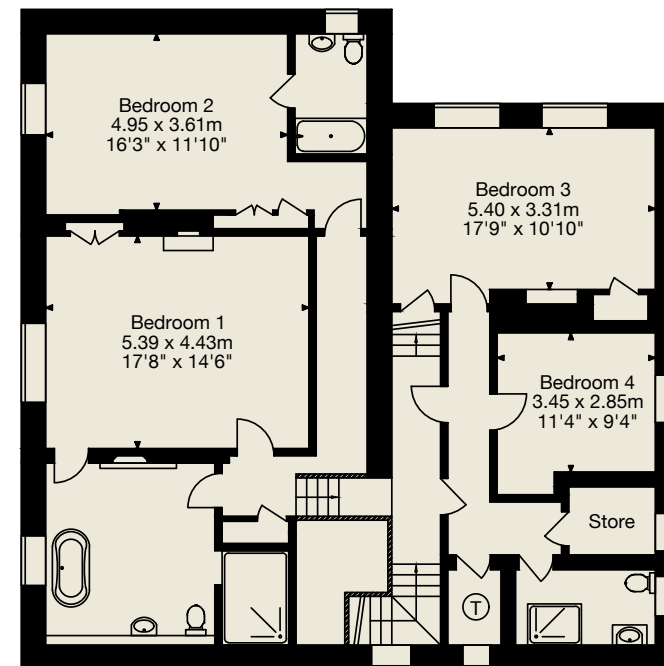
4,257 Sq Ft - 396 Sq M



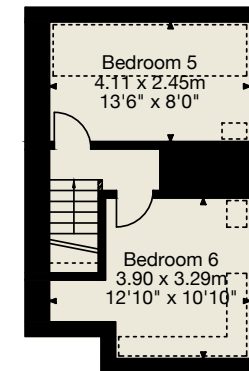
Garage



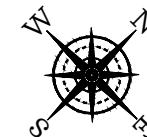
Ground Floor



First Floor



Second Floor



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