



RV RURAL VIEW

Garden Cottages
Wardour - Wiltshire

2 Garden Cottages New Wardour Castle Tisbury Salisbury SP3 6SE

A superbly refurbished home converted from a former greenhouse in the grounds of a historic walled garden fitted & equipped to an exemplary standard with light & airy living space

- Nearby Access to Country Walks
- Open Plan Living Space
- Sitting Area with Woodburner
- Kitchen/Dining Area with Electric Aga
- Two Double Bedrooms
- Luxuriously Appointed Bathroom
- Sunny Terrace, Parking & Use of Gardens

Viewing strictly by appointment via
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Situation The Garden Cottages are set within the walled garden in the grounds of New Wardour Castle, the former Palladian style home of the Arundell family built in the 1770's. This is an idyllic, tucked away setting amidst the stunning countryside of the Vale of Wardour, part of the lovely Nadder Valley within the Cranborne Chase & West Wiltshire Downs Area of Outstanding Natural Beauty. The small hamlet of Wardour has a highly respected RC primary school and is just two miles from the large thriving village of Tisbury which has a fine reputation for the quality of its independent shops, boutiques and eateries. It also has a wide range of amenities including a sports/community centre, garage, doctor's & dentist's surgeries, vets and a station with direct rail services to London (Waterloo). Tisbury is home to Messums Wiltshire, a contemporary art centre housed in a historic thatched tithe barn.

The nearby village of Semley has a community run shop/café, CoE primary school and an award-winning pub whilst the hilltop Saxon market town of Shaftesbury is six miles away and has a good range of shops, supermarkets, restaurants, a secondary school, cottage hospital and is famous for the picturesque, cobbled street of Gold Hill. The area's other principal towns including Bath, Blandford, Salisbury, Sherborne, Warminster and Wincanton are linked via the local road network as is the South Coast whilst the West Country, London and motorway network are accessible via the A303/M3.

Many families are drawn to South Wiltshire by the quality of life and many excellent state and private schools. Wardour is an ideal base from which to explore many miles of local footpaths and bridleways and there are a variety of rural pursuits available including walking, riding, cycling and traditional field sports. Sailing can be found at Shearwater near Warminster, racing is at Salisbury, Bath and Wincanton and golf at Tollard Royal, Warminster and Salisbury. There are several highly regarded dining pubs in the vicinity as well as many places of interest such as the Longleat Estate, Old Wardour Castle, Stourhead Gardens, Wilton House and the Fovant Badges.



Property 2 Garden Cottages is one of just four former historic greenhouses which have been imaginatively converted into attractive homes in the unique setting of a walled garden designed by Richard Woods in 1769. Built with local Chilmark stone external elevations, No. 2 was comprehensively renovated by the present owner in 2013 to a particularly high standard with the many improvements including the replacement of the roof, installation of air sourced heating, new oak flooring with underfloor heating and top of the range fittings and equipment. The result has been the creation of a very special country home ideal for use either as a full-time residence or weekend retreat.

With its South facing orientation and generous use of windows and roof lights, the large open plan living space has a lovely light and airy feel. It comprises a calm sitting area with a Chesneys' wood burning stove whilst the kitchen/dining area has bespoke fitted cupboards & drawers by Touchwood, white oiled iroko wood surfaces, a programmable electric Aga and fitted appliances. The two double bedrooms both have fitted cupboards and the bathroom has been superbly fitted by Wave Bathrooms and includes a Victoria & Albert volcanic limestone bath, a separate walk-in shower and limestone flooring.

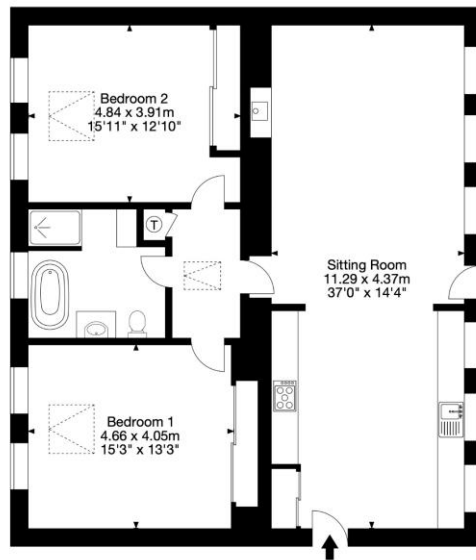
Outside Leading from the sitting area is a delightful South facing stone paved terrace with sitting & al fresco dining areas, mature beech hedging and access to the walled garden. Although not belonging, the owner of No. 2 is entitled to the quiet enjoyment of organic walled gardens on either side of the cottage with areas of lawn, large circular pond, apple, pear, plum & damson trees and a Grade II* Listed camelia house.



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2 Garden Cottages, Wardour, Tisbury, Wiltshire SP3 6SE
Gross Internal Area (Approx.)
112 sq m / 1,203 sq ft



Ground Floor

Capture Property Marketing 2023. Drawn to NCE2 guidelines.
All Measurements are approximate and should not be relied on as a statement of fact.
Plan is for illustration purposes only. Not drawn to scale.

Capture.

Directions From Tisbury proceed South out of the village past the station and under the railway bridge. Take the first right into Hazeldon Lane signed to Wardour Castle. Just before Wardour primary school take the lane on the left signed to the castle, at the left-hand bend at the top of the hill go straight on through the gate marked Private, New Wardour Castle. Follow the drive straight ahead and then bear left to a parking area.

Services Mains water & electricity, shared private drainage, air sourced heating

Local Authority Wiltshire County Council 0300 456 0109 - Council Tax Band E

EPC Energy Efficiency Rating

Current: 67 (D) Please refer to the agents for the Energy Performance Certificate

Tenure Freehold

