

THE OLD HOUSE

Sutton Veny, Wiltshire





*An outstanding country house
of late 17th Century origins with
contemporary additions in a charming
rural village setting beside party barn,
annex and paddock.*

THE OLD HOUSE

Sutton Veny, Warminster
Wiltshire, BA12 7AQ

Warminster about 3 miles, Tisbury about 13 miles,
Bath about 19 miles, A303 about 9 miles, Salisbury about 20 miles
(London Waterloo 1.5 hours).

Hall | Dining Room | Drawing Room | Family Room
Kitchen/Breakfast Room | Boot Room | Laundry Room | WC | Wine Cellar
Gun Room

6 Bedrooms | 5 Bath/Shower rooms (2 en-suite)

Landscaped gardens & grounds with extensive terracing
Swimming pool | Tennis Court,

Range of outbuildings including Party barn | Large 2 bedroom Annex
Garaging

Stabling | Paddock

EPC : E

In all about 4 acres



RV RURAL VIEW

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SITUATION

The Old House is set within the charming and highly regarded village of Sutton Veny which lies in the upper reaches of the picturesque Wylve Valley. The village has a church, primary school and popular pub. It is also located on the northern fringe of The Cranborne Chase Area of Outstanding Natural Beauty with superb distant views to the chalk downland on the edge of Salisbury Plain. The local town of Warminster is close by with a variety of shops and supermarkets including Waitrose, Morrisons and Lidl. There is also a village shop, post office and garage in nearby Codford.

The Roman City of Bath lies about 19 miles to the north and The Cathedral City of Salisbury about 20 miles to the east, both of which offer a wide range of shops, restaurants, cultural, arts and recreational facilities. Trains from Salisbury to London Waterloo take about 90 minutes. Sporting facilities in the area include racing at Salisbury & Wincanton, golf at Rushmore and South Wilts, chalkstream fishing locally on the rivers Wylve & Nadder. It is also a renowned area for field sports.

There is a wide selection of both state and private schools in the area, including Warminster School, Dauntseys, Port Regis, Bryanston, Kings Bruton, Sherborne, Bruton, Millfield, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

DESCRIPTION

The Old House is an outstanding country house dating from the late 17th century with a modern substantial extension carried out in around 2004. The house is built of attractive stone and part render under a predominantly thatched roof with some tile. It is approached down a long drive flanked by beech hedging leading to a large gravel turning circle with mature beech trees and ample parking for many cars.

Internally the house offers over 5000 sq ft of stylish and well-presented accommodation, yet retaining the best period detailing including exposed beams, mullioned windows and period fireplaces. A welcoming reception hall with sky lantern opens into an impressive dining hall which gives access to the well laid out accommodation ideal for families or entertaining. A large kitchen /breakfast room is the hub of the house designed by locally renowned Guild Anderson with four oven Aga, integrated appliances, breakfast bar, sitting area with flat screen TV, bay window and door onto the garden terrace. A charming drawing room and family room complete the reception space on the ground floor, with a large cellar below comprising wine store and gun room.

Stairs lead up to a galleried landing with 5 main bedrooms and 4 bath/shower rooms on the first floor and a further bedroom suite on the second floor with additional dressing room and sitting room. Please see floor plans for room dimensions and layouts.

OUTSIDE

The property is surrounded by extensive gardens & grounds that extend to about 4 acres which are an undoubted feature of The Old House. They have been extensively landscaped over the years and the mature trees provide a superb setting giving added privacy. Large terraces adjoin the house on the east and southern sides giving fantastic areas for sitting, al-fresco dining and bbq's. Lawns stretch away from the terraces flanked by a variety of wide herbaceous borders including a parterre garden. Beyond is an outdoor swimming pool with paved surround, pool house, hard tennis court and orchard. To the north west is the paddock with water trough, and in the eastern corner are 2 timber loose boxes with a tack room and feedstore.

On the western side of the turning circle is a charming party barn constructed of stone and brick under a stone tile roof. In addition, there is a large 2 bedroom cottage which provides useful rental income – it is constructed of brick, timber and rendered elevations under a tile roof. The accommodation briefly comprises an open plan kitchen / sitting room with shower and wc on the ground floor and 2 bedrooms and a bathroom on the first floor. Adjoining is a double garage.





GENERAL REMARKS & STIPULATIONS

TENURE

Freehold with vacant possession upon completion.

SERVICES

Mains water & electricity, private drainage, oil fired central heating.

LOCAL AUTHORITY

Wiltshire Council 0300 456 0100

OUTGOINGS

Council Tax Band G

FIXURES AND FITTINGS

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

VIEWINGS

Strictly by appointment with Rural View.

DIRECTIONS - BA12 7AQ

Follow the A36 west towards Warminster. At the roundabout just past Heytesbury, take the third exit signposted towards Sutton Veny. Follow this road into the village and at the t-junction turn left into the High Street. Follow the High Street for about ½ a mile and then take the left-hand turning into Duck Street. After about 50 yards the entrance to the Old House will be seen on the right.





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