

# GROVE COTTAGE

WARDOUR, WILTSHIRE





# GROVE COTTAGE

Wardour, Wiltshire SP3 6RJ

A CHARMING PARTLY THATCHED HOUSE WITH GREAT POTENTIAL  
FOR RE-DESIGNING SET IN IDYLIC COUNTRYSIDE ENJOYING STUNNING  
NADDER VALLEY VIEWS.

Porch | Hall | Boot room | Downstairs cloakroom | Kitchen | Sitting room | Family Room | Conservatory  
Two bath/shower rooms | Three bedrooms

Range of outbuildings to include: garage, stores, sheds and a static home  
Ample parking | Gardens | Paddock | Beautiful views

In all about 1.34 acres.



**RV** RURAL VIEW

The Loft, Tisbury, Wiltshire, SP3 6JG  
[ruralview.co.uk](http://ruralview.co.uk)  
[lb@ruralview.co.uk](mailto:lb@ruralview.co.uk)  
01747 442500



### SITUATION

Grove Cottage is situated in an idyllic, secluded setting amidst the stunning countryside of the Vale of Wardour, towards the western fringe of the popular 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 close to the large thriving village of Tisbury which has an excellent 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. The popular delicatessen Compton McRae is nearby in Semley at Chaldicott Barns where there are also a few small businesses and shops to be found. Whilst the hilltop Saxon market town of Shaftesbury is nearby and has a good range of shops, supermarkets, restaurants, a secondary school, cottage hospital and is famous for the picturesque, cobbled street, Gold Hill. The other principal towns in the area include Bath, Blandford, Salisbury, Sherborne, Warminster and Wincanton all 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

Grove Cottage was originally a one-bedroom stone and thatched cottage with later additions. A charming brick extension to the east is thought to be Edwardian and the larger single storey extension possibly dates from circa 1970's/1980's, constructed of Bradstone walls under a tiled roof. It is not listed.

The property now requires complete modernisation and with the extensive outbuilding footprint offers great potential to either



re-model the existing property or design a new home in this stunning location (subject to obtaining the necessary planning consents).

The existing accommodation comprises an entrance porch, hall, boot room, kitchen with solid fuel rayburn, sitting room with inglenook fireplace, family room, garden room/conservatory. Two bedrooms downstairs and a downstairs shower room. Upstairs in the original cottage is a bedroom and a bathroom.

#### OUTSIDE

The location and the surrounds are a particular feature of this property. The original cottage is attractively clad with climbing roses and there are many mature trees and shrubs, such as Oak, Fir, Magnolia, Rhododendrons, Cherry, Holly and Hazel. The gardens are mainly extensive lawned areas bordered by mature hedging. To the east of the property is a former summer house and a garden pond. To the west is an area of paddock bordered

by mixed hedging and native trees. On the edge of the paddock is the static home, which now requires updating. Situated on the northern boundary are a range of timber framed outbuildings with tiled roofs, including a single garage, stores and sheds. There is ample parking for vehicles on the drive.

#### DIRECTIONS ( SP3 6RJ)

From Tisbury proceed South out of the village pass the station and under the railway bridge. Take the first right onto Hazeldon Lane signed to Wardour Castle. Take first left off Hazeldon Lane towards Old Wardour Castle. Follow road round bearing right onto Nightingale Lane and Grove Cottage is on the right-hand side.

#### TENURE

Freehold.

#### SERVICES

Mains electricity. Private Drainage. Solid fuel Rayburn.

A mains water supply is in the process of being connected to the property.

#### LOCAL AUTHORITY

Wiltshire County Council

#### OUTGOINGS

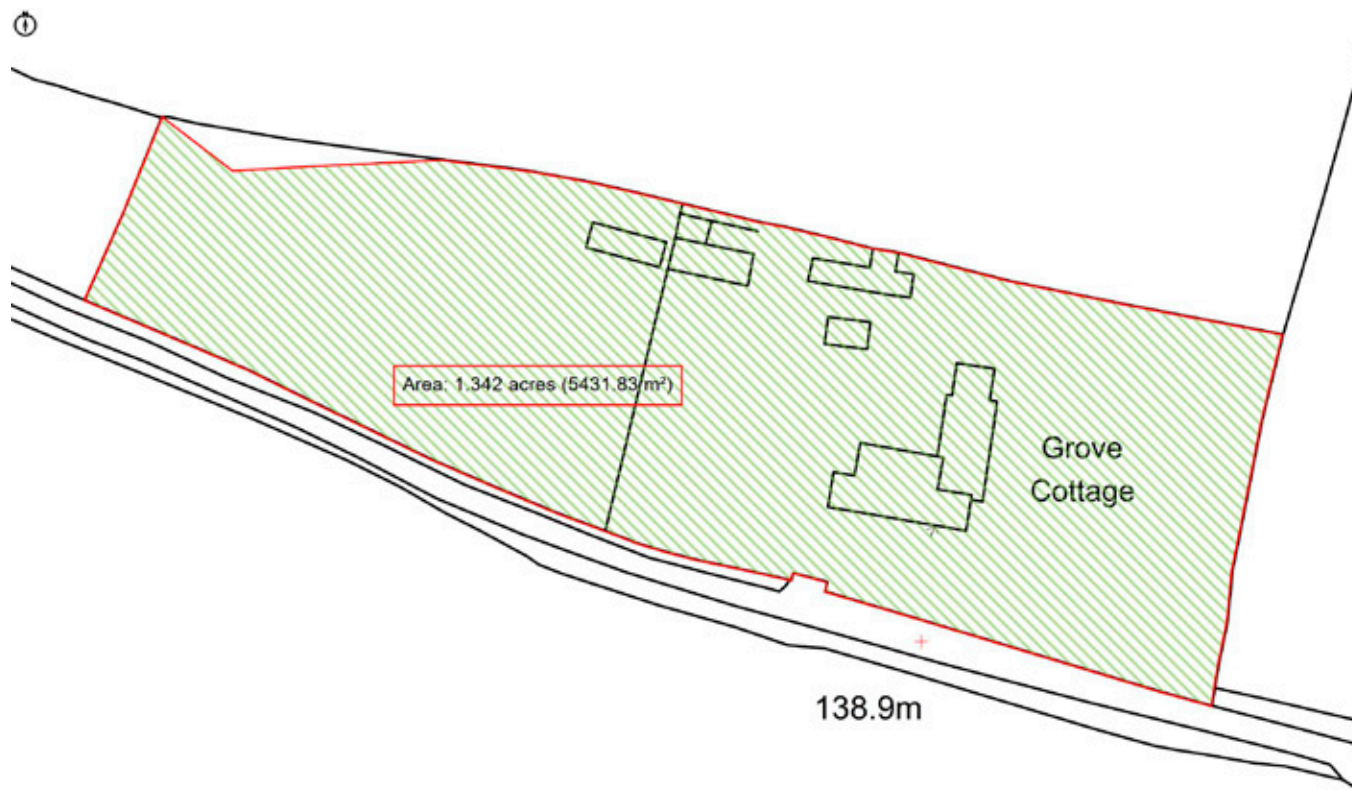
Council tax band F

#### EPC

Current band G

#### VIEWINGS

Strictly by appointment with Rural View.





Grove Cottage, Wardour, Wiltshire, SP3 6RJ

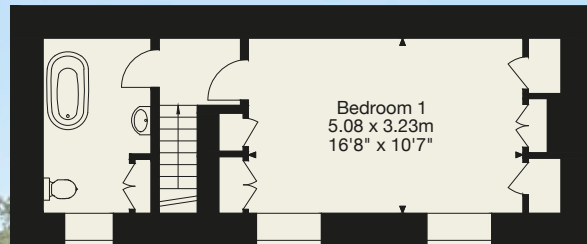
Gross Internal Area (Approx.)

Main House = 208 sq m / 2,238 sq ft

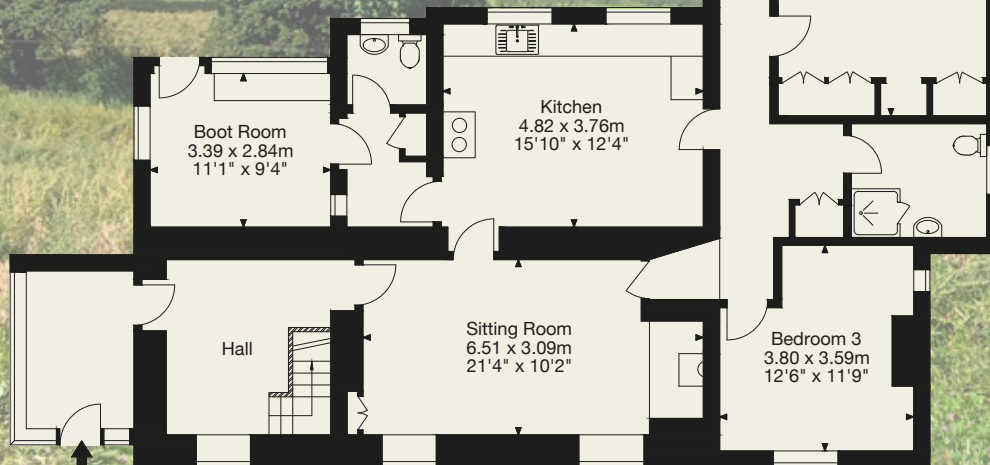
Garage = 12 sq m / 129 sq ft

Outbuildings = 93 sq m / 1,001 sq ft

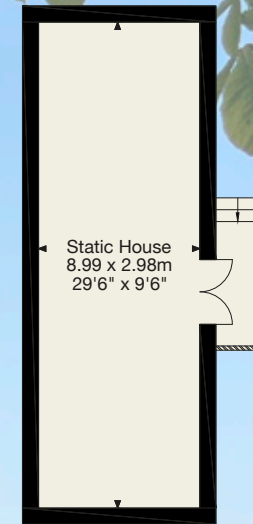
Total Area = 313 sq m / 3,368 sq ft



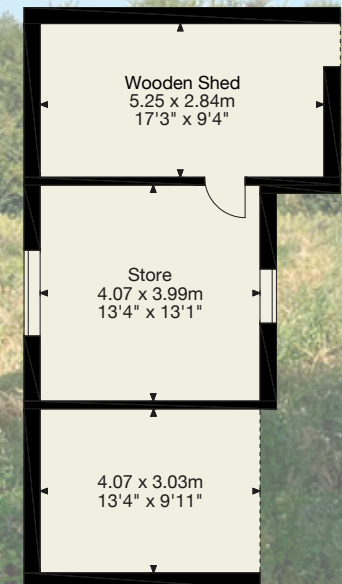
First Floor



Ground Floor



Garage



Outbuildings

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