

The Upper House

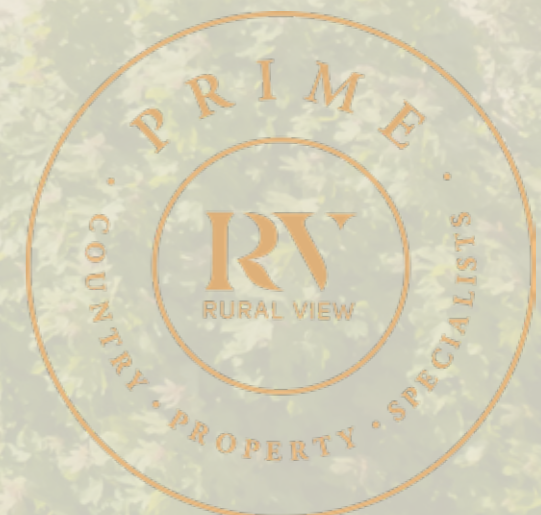
Fonthill Bishop, Wiltshire





ATTRIBUTES

- Impeccable edge of village country house in a highly sought after area
- Beautifully finished with generous living space, including a 40 ft family kitchen and dramatic floor to ceiling windows
 - Bespoke handmade kitchen fitted with a Lacanche range cooker, limestone flooring complete with underfloor heating
- Wide and light entrance hall with exposed stone walls
- Impressive main staircase, gallery landing and additional back staircase leading to large, panelled laundry room
- Stylish drawing room with wood burner, as well as a cosy snug / study
- 4 good sized bedrooms with family bathroom, as well as 2 principal bedroom suites with newly fitted bathrooms
 - Stunning established private gardens with fabulous mixed borders of roses, hydrangeas, nepeta and euphorbia
 - Large walled terrace ideal for entertaining
 - Electric gates set in attractive local stone walls leading to extensive gravel parking area
 - Useful storage barn, store and greenhouse
- Surrounded by open countryside and woods of the Fonhill Estate
- Excellent walks and bridleways in all directions
- 1 mile walk to the highly regarded Beckford Arms





THE UPPER HOUSE

Fonthill Bishop, Wiltshire

PROPERTY SUMMARY

4,176 square feet | 4 Reception Rooms

6 Bedrooms | 3 Bath / Shower Rooms

Barn storage | Beautiful gardens

In all about 1.15 acres.

A rare opportunity to own a stunning home in a village where very few private houses exist.

The Upper House is an un-listed handsome country house situated on the edge of the highly sought after village of Fonthill Bishop, surrounded by the glorious countryside of the renowned Fonthill Estate and lake. Built of mellow local Chilmark stone and brick with large sash windows and a combination of slate and clay tile roofs.

The current owners have created the perfect house for modern family living and entertaining. Whilst many original features have been retained, there is a superb contemporary feel in terms of both style and layout. The gardens and terraces have also been beautifully landscaped and planted to enhance the overall setting.



The Loft, Tisbury,
Wiltshire, SP3 6JG

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ADDITIONAL INFORMATION

Postcode: SP3 5SH

What3Words: luggage.loves.motive

Services: Mains water, electricity, private drainage, oil fired central heating, high speed fibre broadband.

Fixtures & Fittings : Please note that unless specifically mentioned all fixtures and fittings and garden ornaments are excluded from the sale but some items may be available by separate negotiation.

EPC: E

Council Tax: Band G

Local Authority: Wiltshire Council



AREA GUIDE

Much of the local area is part of the Cranborne Chase Area of Outstanding Natural Beauty which offers exceptional countryside and is famed for its dark skies.

The desirable village of Tisbury (which regularly features in the Sunday Times top 10) is about 2.5 miles to the south, offering a selection of boutique shops, deli, butcher and Messums Wiltshire and station to London Waterloo (from 1 hour 50 minutes). Westbury station (27 minutes drive), also has trains to London Paddington from 1 hour 18 minutes. The highly regarded Beckford Arms is a mile walk away through the fabulous Fonthill arches and along the lake.

More extensive shopping facilities are available in the Cathedral City of Salisbury to the east or Shaftesbury and Gillingham to the west. The Georgian city of Bath is easily accessible offering excellent shopping, the arts, good restaurants and rugby.

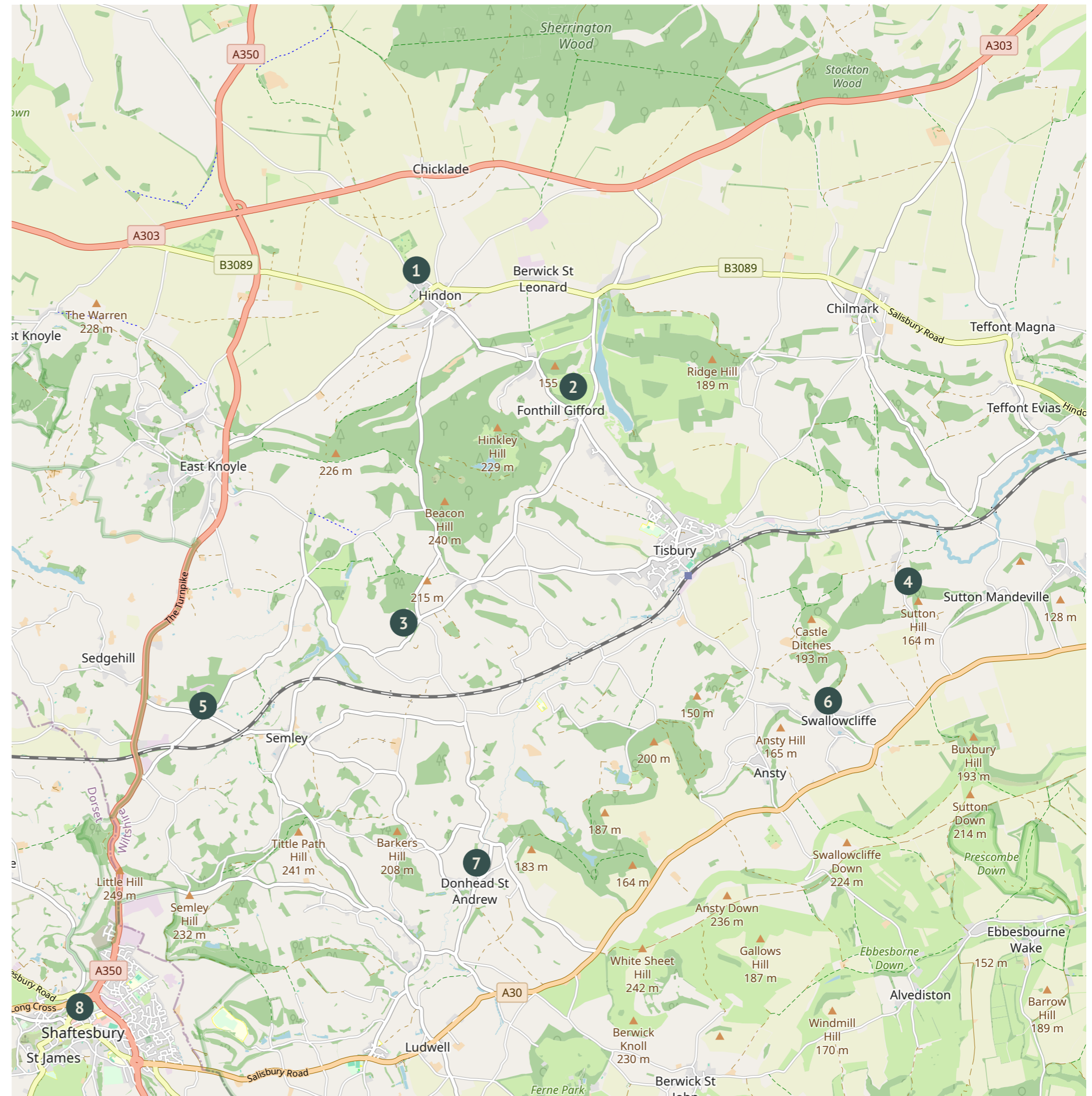
The area is renowned for its excellent range of schools. Private schools include Port Regis, Sandroyd, Clayesmore, Hanford, Hazelgrove, Godolphin, Sherborne, Bryanston and Marlborough. There is an excellent choice of state primary schools locally, such as Wardour Primary School, as well as Bishops Wordsworth & South Wilts Grammar schools in Salisbury.

DISTANCES

Tisbury Station 3 miles, Shaftesbury 10 miles
Salisbury 14.5 miles, Bath 28 miles, Southampton Airport 38.5 miles.

PLACES TO EAT & DRINK

1. Grosvenor Arms, Hindon.
2. The Beckford Arms
3. Pythouse Kitchen Garden
4. The Compasses Inn
5. Compton Macrae
6. The Royal Oak, Swallowcliffe
7. The Forester, Donhead
8. The Grosvenor Hotel, Shaftesbury



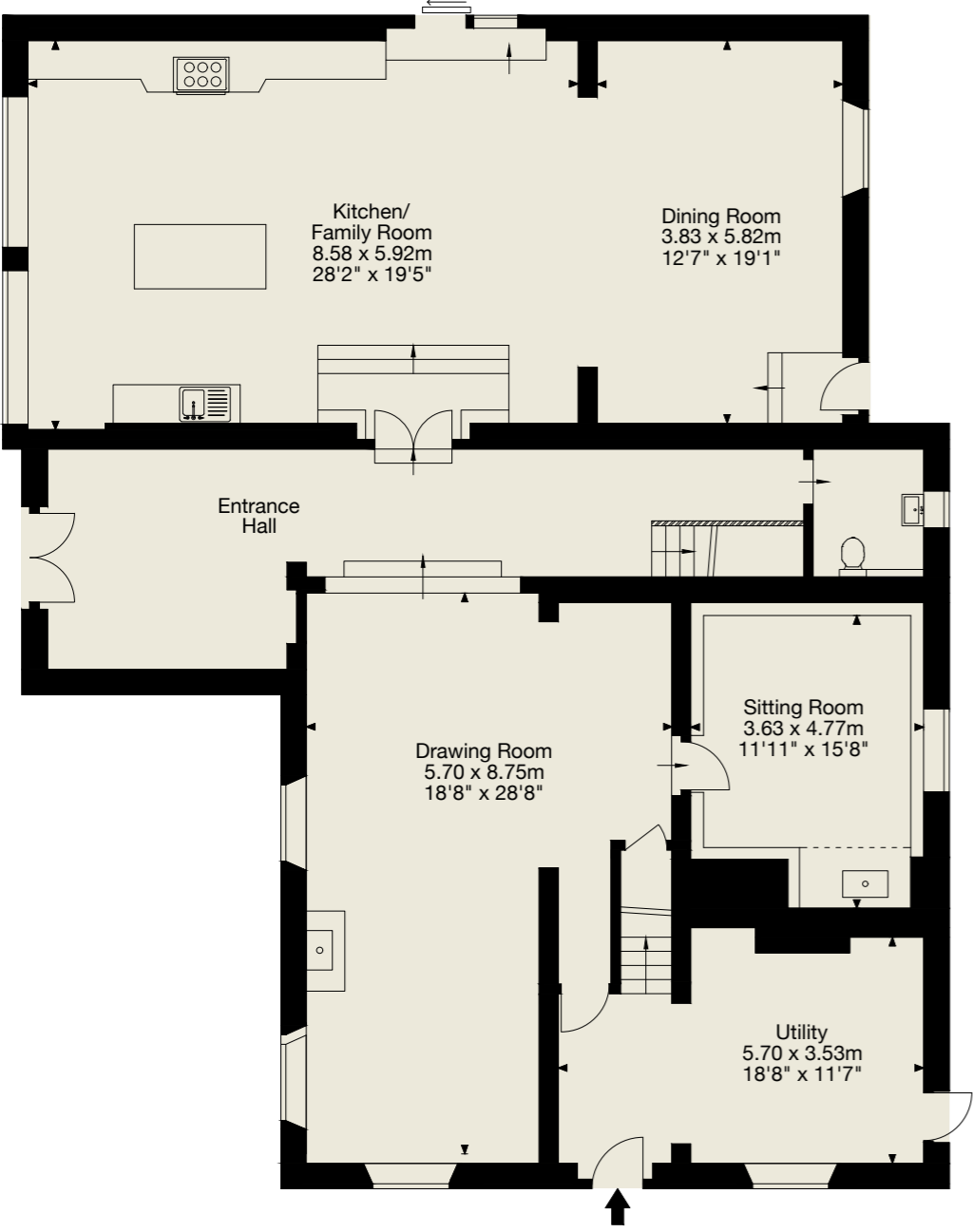
THE UPPER HOUSE



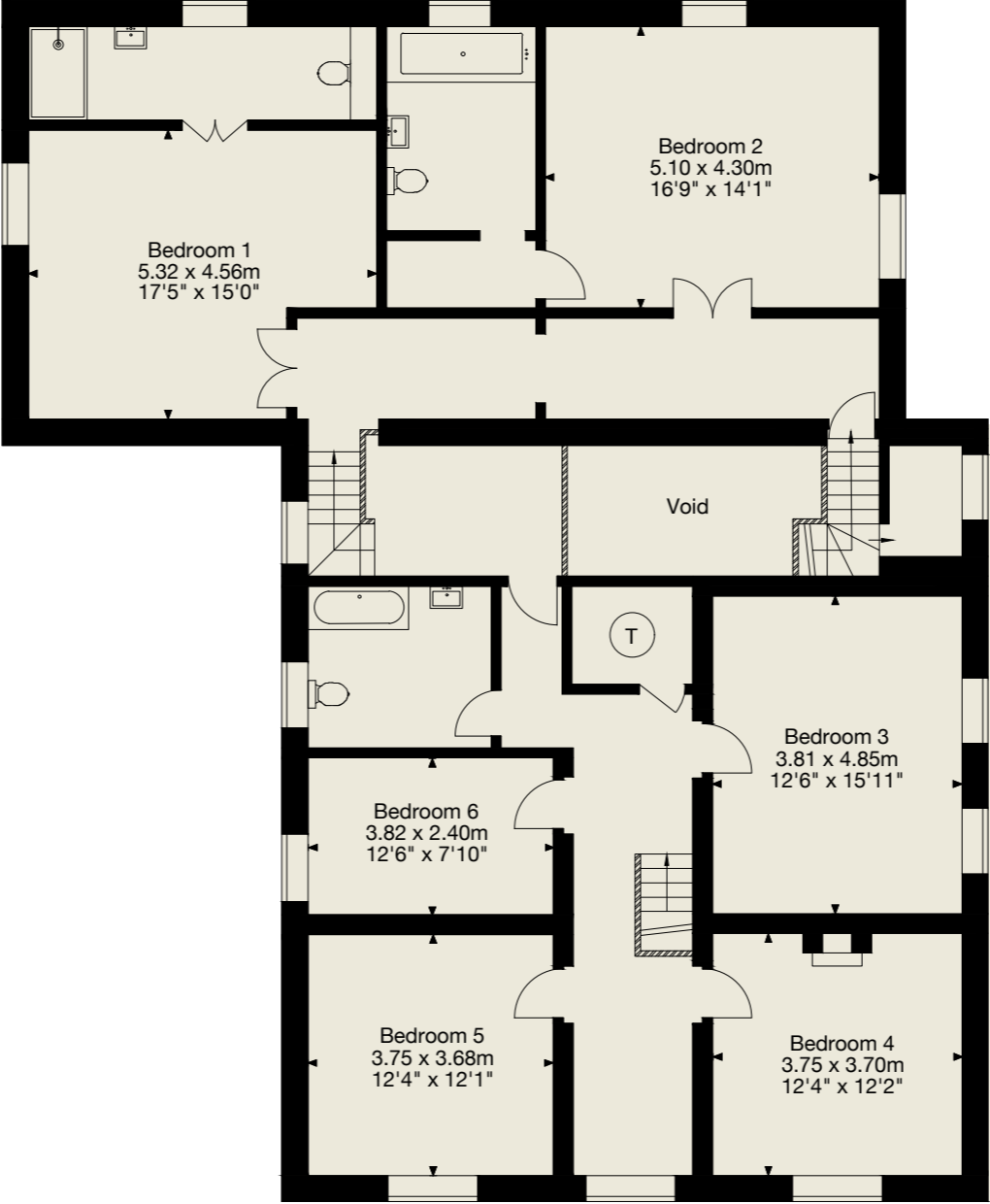
MAIN HOUSE
4,176 Sq Ft - 388 Sq M

OUTBUILDINGS
430 Sq Ft - 40 Sq M

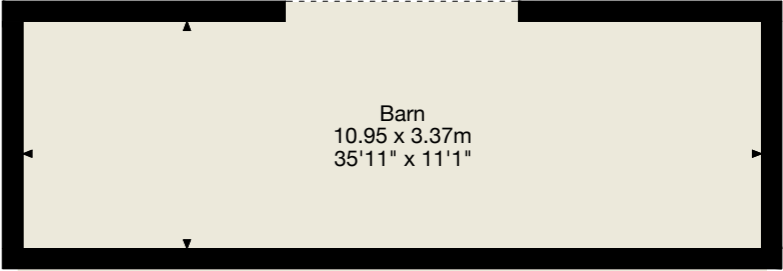
TOTAL
4,606 Sq Ft - 428 Sq M



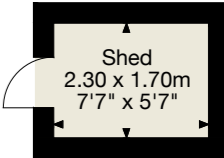
Ground Floor



First Floor



Outbuilding



Outbuilding



RV PRIME

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