

# The Manor Chitterne

Wiltshire





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## Lot 1 - A significant Grade II listed family home with wonderful far-reaching views over Salisbury Plain

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The Manor Chitterne, Warminster, Wiltshire BA12 0LJ

Warminster 8 miles, Salisbury 16.5 miles, Bath 26 miles, Central London 92 miles  
(All distances are approximate)

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### *Features:*

Reception/dining hall | Kitchen with open plan sitting room  
Drawing room | Playroom | Billiard room | Utility room  
Boot room | Cloakroom | Cellars | Principal bedroom  
5 Further bedrooms | Shower room | 2 Family bathrooms  
Open plan study/play area  
Delightful gardens, paddocks and band of woodland  
Old dairy with attached stores

**About 9 acres**

Lot 2 – A range of large, redundant farm buildings with great potential to convert subject to planning permission

**About 0.46 acres**

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### *The property*

The Manor is a fabulous Grade II listed home which has its origins dating back to the early 17th century Jacobean era, with some later additions. Constructed of red brick under a tiled roof, this is a family home full of character, with arched doorways, stone mullion windows (some with historic glass etchings) and a striking staircase. The most astonishing aspect is the fantastic ceiling heights on both ground and first floors, reaching up to 16 feet high filling the property with light. The Manor occupies a discreet but elevated position on the edge of the village, with far reaching views across Salisbury Plain.

The formal front door leads into a lovely entrance hall, ideal for more formal dining with the staircase leading to the upper floors. The drawing room has an elegant fireplace and French doors leading to a side terrace. The kitchen has a magnificent blue lias stone flagged floor with underfloor heating, fitted units, and ample space for a large dining table for more everyday use. The kitchen opens into the expansive family sitting room. A door leads from here to the cloakroom and on into to the snooker room where the full-sized snooker table will remain and is part of the history of the house, rumoured to date back to 1919. Lying off the sitting room is a playroom/office, utility room and boot room with side door access to the parking area.

Upstairs, the landing leads on to four large double bedrooms, with a family bathroom and additional shower room. A further set of stairs leads to the second floor study/play area and two further bedrooms and a further family bathroom. One of the bedrooms makes an excellent 'dormitory' room with space for a number of beds.

### *Gardens and Grounds*

Forming part of the main property and labelled Barn 1 on the floor plans, a large traditional Grade II listed barn, constructed of cob on dressed limestone and formerly the dairy for the Manor. It is nearly 60' long and offers large scope for a range of uses such as a party barn or ancillary accommodation. There is in addition, a smaller attached hay barn and further stores. These currently provide ample storage space to complement the house and grounds. The gardens lie predominantly to the south and east of the property, with wide swathes of lawn and landscaped grounds offering different spaces from which to enjoy outdoor living. The front lawn is largely enclosed by a traditional stone wall and slopes down to a buttressed ha-ha with a paddock below. There are areas of deliberate 'wild' garden with a number of mature specimen trees, interspersed with perennial shrubs and walks. Three paddocks lie to the north of the house with a band of woodland along the eastern boundary.

### *Situation*

The chalk downland village of Chitterne is situated on the western edge of Salisbury Plain. It is a charming village with a strong community feel: the village pub was recently bought and re-opened by the village and there is also a church, village hall, playground/cricket pitch (and village team) whilst the nearby larger villages of Codford, Heytesbury and Shrewton have between them good everyday amenities including a selection of shops, Post Office facilities, primary schools, petrol stations, doctors surgeries and vets. The village now has strong reception for both mobile phones and internet.

The market town of Warminster is approximately eight miles away where there are more extensive shops and facilities (including Waitrose) and a railway station with services to London, Salisbury and Bristol whilst Westbury has direct rail services to London Paddington. The nearest regional airports are at Bristol, Bournemouth and Southampton.







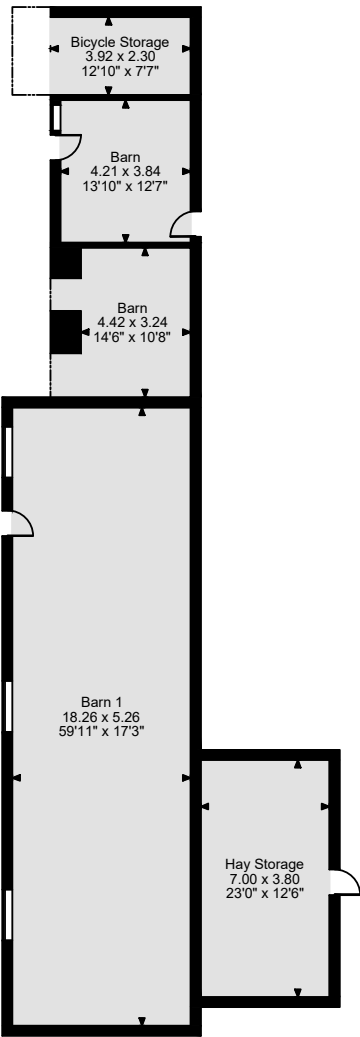
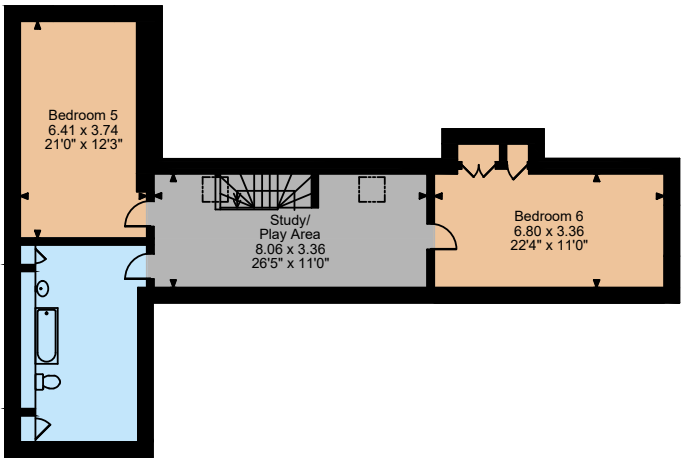
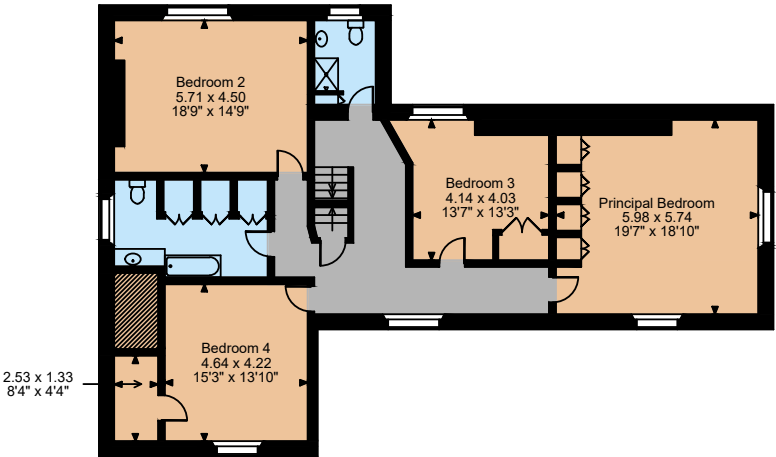
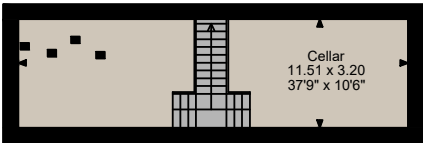
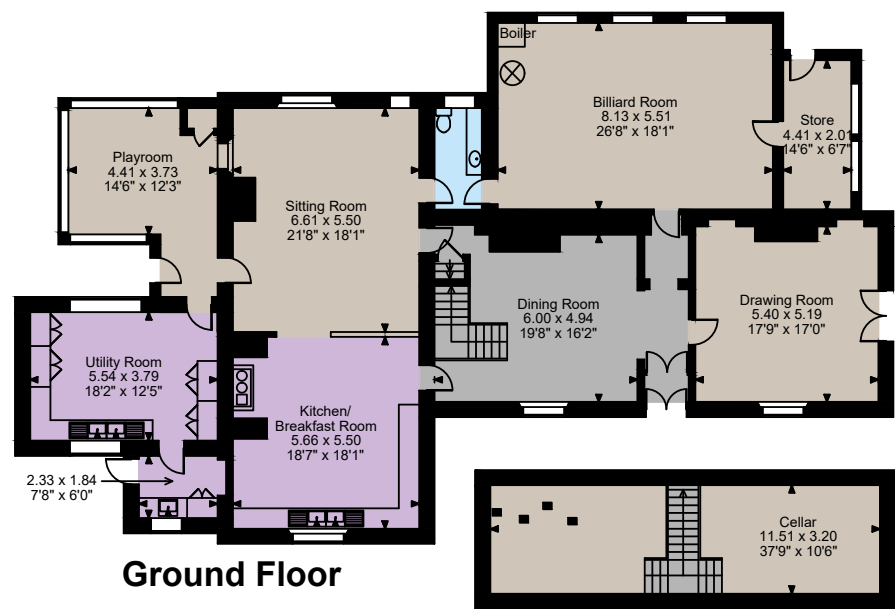
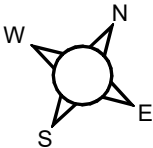








Lot 1 Floorplans  
Main House internal area 5,834 sq ft (542 sq m)  
Barn 1 internal area 1,765 sq ft (166 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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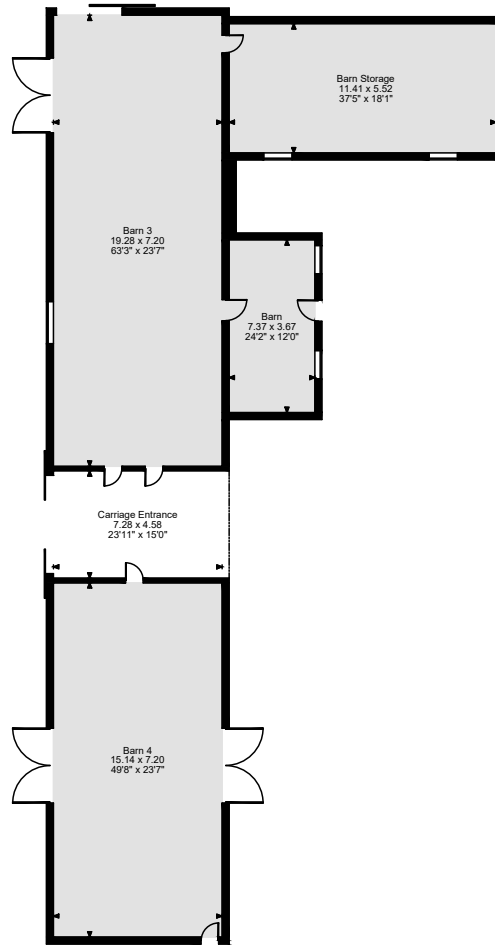


Chitterne is well positioned for easy access to the A36, linking the cathedral cities of Salisbury and Bath, as well as the A303 which gives direct access to London and the West Country. The village is well within reach of several well-regarded schools in both the state and private sectors including Marlborough, St Mary's Calne, Dauntsey's and Salisbury's grammar and independent schools. Chitterne is surrounded by wide open stretches of undulating countryside which cater for all manner of country pursuits including walking, riding, field sports and cycling as well as sailing at Shearwater. Racing is at Salisbury, Bath and Wincanton in addition to rugby union at Bath and golf at Tollard Royal, Warminster and Salisbury. There are several interesting visitor attractions nearby including the National Trust gardens at Stourhead, the stately home and Safari Park at Longleat and of course the prehistoric World Heritage site of Stonehenge.

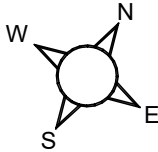
### Lot 2

Three large Grade II listed, redundant threshing barns are sited around the farmyard which adjoins The Manor but are available under separate title deed. Whilst there are no formal planning approvals, it is thought that there is good scope for these barns to be redeveloped in some capacity, subject to the necessary planning and listed building consents. The barns are accessed over the lower stretch of driveway to The Manor and consist of:

- 1) 60' x 23' – Barn 2 is lies on the eastern side of the yard. This lovely detached barn is thought to date back to about 1820 and is timber-framed, with weatherboarding above a stone and brick plinth and under a slate roof.
- 2) 63' x 23' – Barn 3 also forms the northwest part of the yard. With a similar provenance to Barn 2, it is timber-framed and also has a brick built lean-to and a further storage barn. In addition, between it and Barn 4 (albeit under the same slate roof) is a carriage bay.



**Lot 2 Floorplan**  
 Barn 2 internal area 1,426 sq ft (132.51 sq m)  
 Barn 3 internal area 2,822 sq ft (262 sq m)  
 Barn 4 internal area 1,173 sq ft (109 sq m)



The position & size of doors, windows, appliances and other features are approximate only.  
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- 3) 49' x 23' – Barn 4 adjoins Barn 3 and flanks the driveway of The Manor. It is of the same construction with a timber frame atop a stone plinth and clad in weatherboarding with a slate roof.







### General Information

*Tenure* – Freehold

**Services** – Mains water and electricity. Oil fired central heating. BT Broadband. Septic tank drainage; The septic tank is currently on the waiting list for the Revamp your tank programme.

*Local authority* – Wiltshire Council

**Wayleaves and Easements** – The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

*Council Tax* - Band G

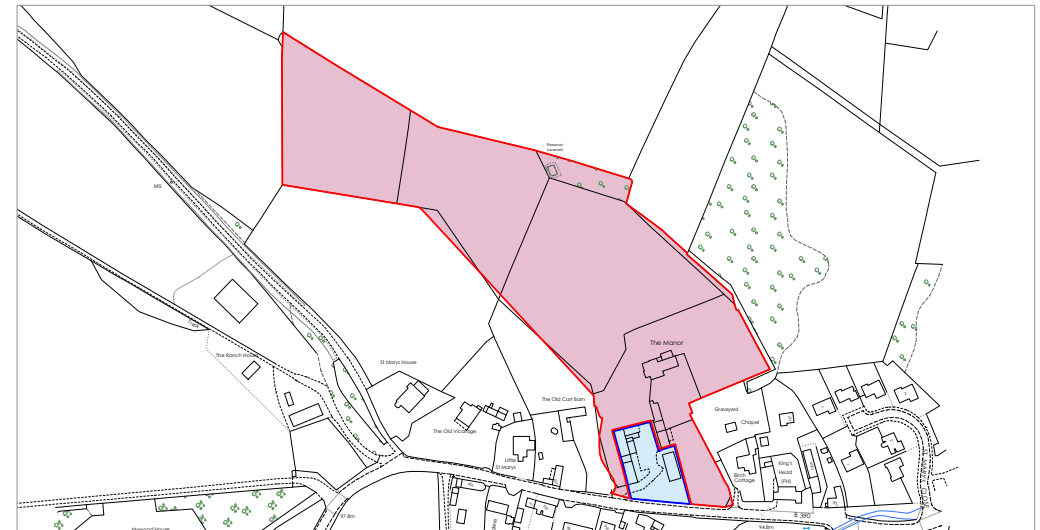
*Viewing* – Strictly by appointment

*Directions –*  
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**Guide Price** – The whole £2,245,000

Lot 1: £1,895,000

Lot 2: Offers in excess of £350,000



## The Manor

Lot Key

- 1 Lot 1 (3.67 ha / 9.08 ac)  
2 Lot 2 (0.19 ha / 0.48 ac)



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