



Binghams Farmhouse

Wiltshire

A charming Grade II farmhouse with an annexe, swimming pool and tennis court as well as extensive outbuildings set in a prime Wiltshire village.

Binghams Farmhouse, Bowerchalke, Salisbury, Wiltshire, SP5 5BN

Salisbury 10 miles, Tisbury 7 miles, Shaftesbury 12 miles, Blandford Forum 16 miles, London Heathrow 80 miles, Central London 93 miles

Features:

Binghams Farmhouse: Entrance hall | Drawing room | Sitting room | Kitchen/breakfast room | Downstairs WC
Boot room/utility room

Principal bedroom with ensuite bathroom | Six further bedrooms | Two family bathrooms | WC

The Cart Shed: Large living/sitting room | Shower room
Kitchen | Mezzanine bedroom

Office | Studio
Swimming pool with pool house
Tennis court

Barn/store | Granary | Garage and car barn for 2 cars
Gardens

About 4.62 acres





The property

Binghams Farmhouse is a fine example of a traditional Wiltshire farmhouse with a dressed stone elevation under a steeply pitched thatched roof. There are fine mid 17th century features with later additions in the 18th and 19th centuries. The house and granary and barn are Grade II listed. The property has a wonderful mix of family and entertaining space with light, spacious and versatile accommodation over three floors. The generous reception hall leads into a drawing room and sitting room, next to which is a wonderful large family kitchen. Leading from the kitchen is a separate WC and a good-sized utility/boot room which provides access to the South facing courtyard and outbuildings.

The first floor accommodation comprises a principal bedroom suite with bathroom, three further double bedrooms a WC and a family bathroom. There are three more bedrooms and a third bathroom on the second floor. The accommodation is very well presented throughout and the house retains a number of original period features.

Outside

Binghams Farmhouse is approached by a pretty, long tarmac drive through a large field with young and mature trees as well as a covered kitchen garden area and large shed. The drive leads into a spacious walled parking area with garages and large barn.

The gardens are a mixture of delightful flower beds, shrub borders and lawns with an enclosed swimming pool area and newly renovated tennis court to one side. The Pool House is built of stone in a traditional style and provides changing rooms, shower and separate WC. The garden enjoys a high degree of privacy.

Located around the sunny courtyard is an extensive range of useful and beautifully maintained outbuildings including a fully-fitted office, a studio and an old cart shed which the current owners have renovated into ancillary living space or for use as a party barn. This

has a large living/sitting room, kitchen, shower room and hayloft, currently used as overflow accommodation.

There is an utterly charming old thatched granary which provides useful storage and workshop as well as a large thatched barn which is well maintained.

There is a double car barn and garage by the parking area.

There is also a well maintained swimming pool and tennis court with the pool having been relined in 2021.

Location

Binghams Farmhouse is situated on the fringe of the village of Bowerchalke. The village itself is a thriving community nestling in the popular Chalke Valley on the Eastern edge of the Cranborne Chase and Wessex Downs Area of Outstanding Natural Beauty. There is a local shop/Post Office and an excellent pub in neighbouring Broad Chalke. The historic cathedral city of Salisbury and the Saxon town of Shaftesbury are within easy driving distance and both offer an excellent range of facilities and services. Salisbury also has good recreational amenities including the Cathedral, a theatre, cinema, restaurants and bars.

There is excellent walking, cycling and riding country all around. The south coast is easily accessible by road for water sports and sailing at Poole, Christchurch, Lymington and the Solent ports.

This area has become particularly sought after because of the exceptional number of good schools at all levels, including Port Regis, Sandroyd and Hazelgrove preparatory schools. Sherborne, Bryanston and Milton Abbey are also accessible as are the excellent schools in and around Salisbury itself.









General Information

Services: Mains electricity and water, private drainage, oil-fired central heating. It is possible that the private drainage system may not comply with current regulations but it is well maintained and serviced by the current owners. Broadband.

Tenure: Freehold

Local Authority: Wiltshire District Council

Council Tax: Bingham's Farmhouse Band H

EPC rating: Bingham's Farmhouse: E

The Cart Shed: D

Guide Price: £2,500,000.

Fixtures and Fittings: All fixtures and fittings are specifically excluded from the sale but some items may be available by separate negotiation.





Office

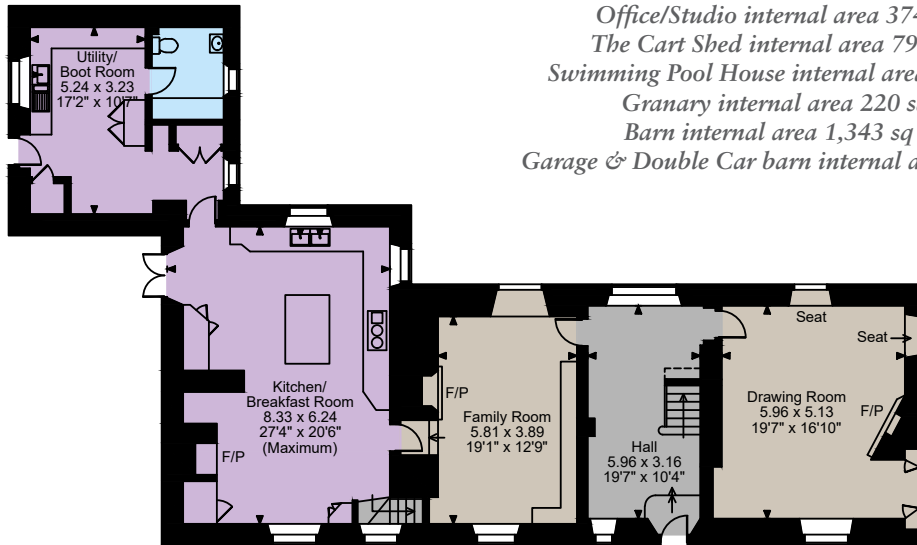
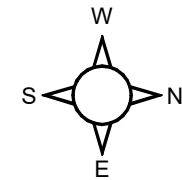


Cartshed

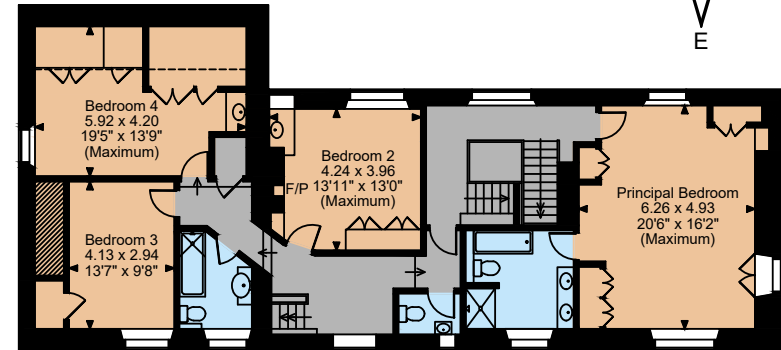


Cartshed

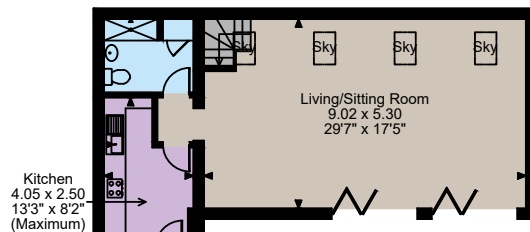
Binghams Farmhouse, Church Street, Salisbury
Main House internal area 3,813 sq ft (354 sq m)
Office/Studio internal area 374 sq ft (35 sq m)
The Cart Shed internal area 791 sq ft (74 sq m)
Swimming Pool House internal area 157 sq ft (15 sq m)
Granary internal area 220 sq ft (20 sq m)
Barn internal area 1,343 sq ft (125 sq m)
Garage & Double Car barn internal area 548 sq ft (51 sq m)



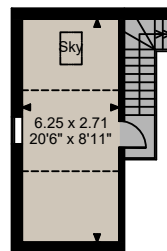
Ground Floor



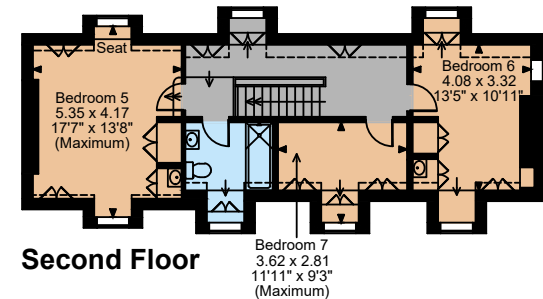
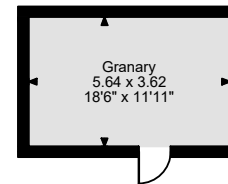
First Floor



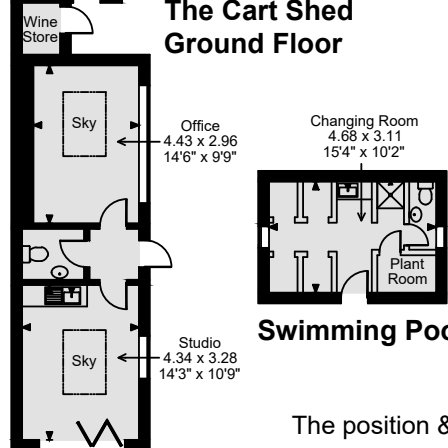
The Cart Shed Ground Floor



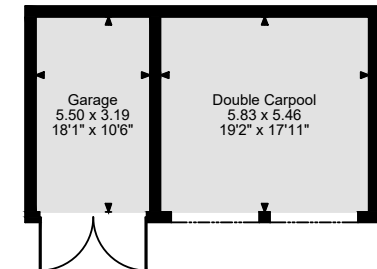
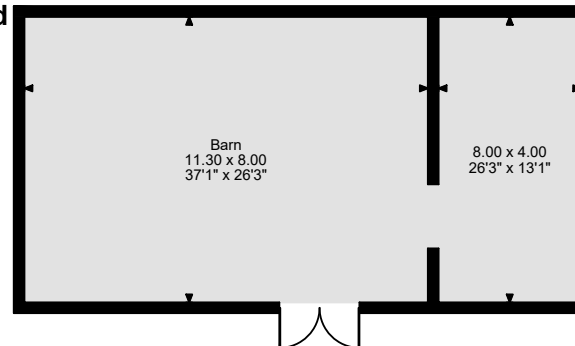
The Cart Shed First Floor



Second Floor



Swimming Pool House



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

□□□□ Denotes restricted head height

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