

Court Hill House  
Court Hill, Potterne



Strutt  
& Parker

Land and property. Since 1885.



6,344 sq ft (589 sq m) | Freehold  
5 reception rooms | 5 bedrooms | 3 bthrooms | Self contained annexe  
Garaging | Stunning gardens | Outbuilding, stables and tack room  
Greenhouse with potting shed and gardeners shed | Summer house  
About 2.84 acres in all with further paddock available by separate  
negotiation

**Guide price £2,000,000**



**A handsome and substantial Grade II listed country house set within magnificent gardens and grounds, and featuring a separate self contained annexe, tennis court, stabling and outbuildings**

Court Hill House is an impressive detached country residence, set within enchanting gardens and situated in the sought after Wiltshire village of Potterne. The property dates from the early 18th century and offers more than 6,000 square feet of accommodation, which includes the adjoining self contained annexe.

The ground floor features a welcoming reception hall with exposed wooden floorboards and a sweeping staircase leading to the first floor and a staircase leading down to a large cellar. Off the hall are two principal reception rooms, including the dining room and a dual-aspect drawing room with a fireplace and French doors opening onto the gardens. The ground floor also provides a private study and a stunning, light-filled summer room while the semi open-plan kitchen and breakfast room is fitted with farmhouse-style units, a central island, a 4 door Aga and an ancillary cooking appliance, if required.

There is also a self-contained annexe on the ground floor, offering ancillary accommodation including a kitchen and sitting area, bedroom and bathroom.

A large, open landing on the first floor leads to two generous en suite bedrooms, including the principal suite with a dressing room and spacious en suite bathroom. The first floor also includes a comfortable sitting room with elevated views across the gardens, while a further three bedrooms and a family bathroom are arranged on the second floor.

Outside, the magnificent country gardens are divided into various peaceful areas, featuring pristine lawns, clipped hedging, vibrant borders and terraces for al fresco dining. A Victorian style greenhouse, summer house and potting sheds make for a 'gardener's paradise'. There is a hard surface tennis court and beyond lies an area of peaceful woodland and meadow, rich in wildlife.

There is a pretty gravel courtyard to the side of the house where the stable block of five loose boxes, tack room and double garage can be found.

Additional paddock

Running outside and along the southern boundary to the main house is a public footpath, which provides access to wonderful walks across open fields. It also facilitates access to a separate paddock of approximately 4.16 acres which is available by separate negotiation and will have particular appeal to those with an equestrian interest.







#### Location

The property lies in the charming village of Potterne, set amid the open Wiltshire countryside two miles south of Devizes on the edge of the North Wessex Downs Area of Outstanding Natural Beauty. The village has a pub, a shop with a post office, a village hall, a playing field and a parish church, along with a primary school. The historic market town of Devizes, two miles to the north, offers a comprehensive range of everyday amenities including supermarkets, independent shops, restaurants and a medical centre, as well as secondary schooling at Devizes School and the well-regarded independent Dauntsey's School nearby. The Kennet and Avon Canal runs through the area, providing outstanding walking and cycling routes through beautiful Wiltshire scenery. The A360 provides straightforward road connections towards Salisbury to the south, while Pewsey station, around eight miles away, offers mainline services to London Paddington in just over an hour.

Postcode region: SN10

#### General

Local authority: Wiltshire Council

Services: Mains electricity and water. Oil fired central heating. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

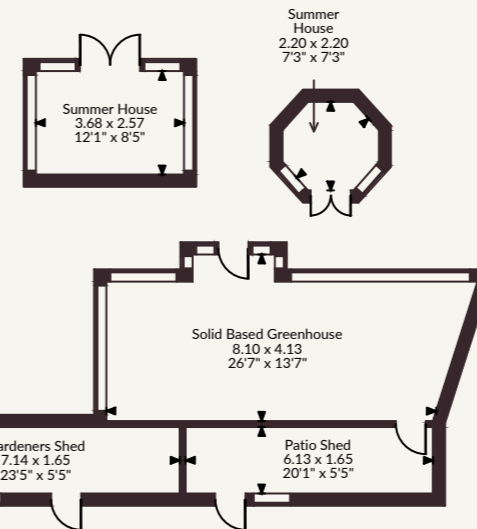
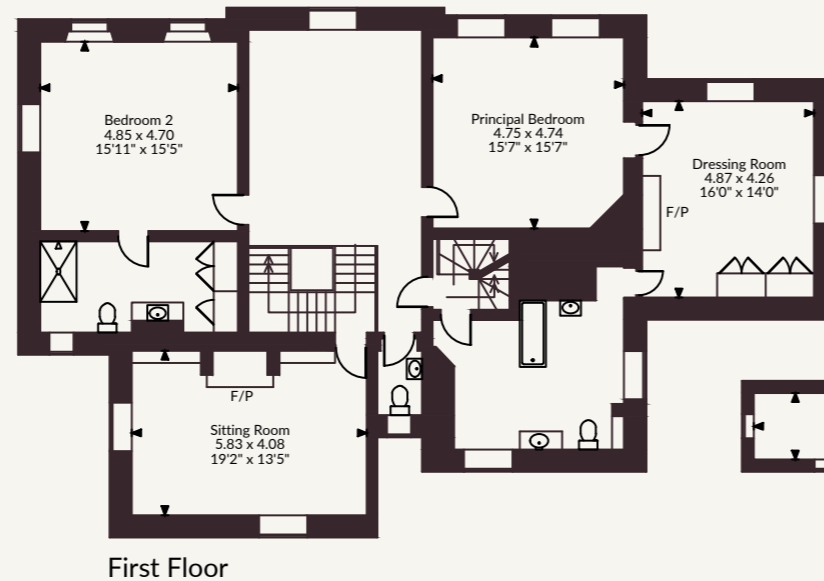
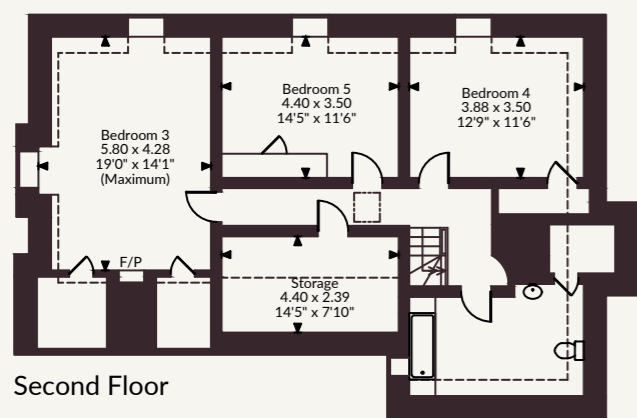
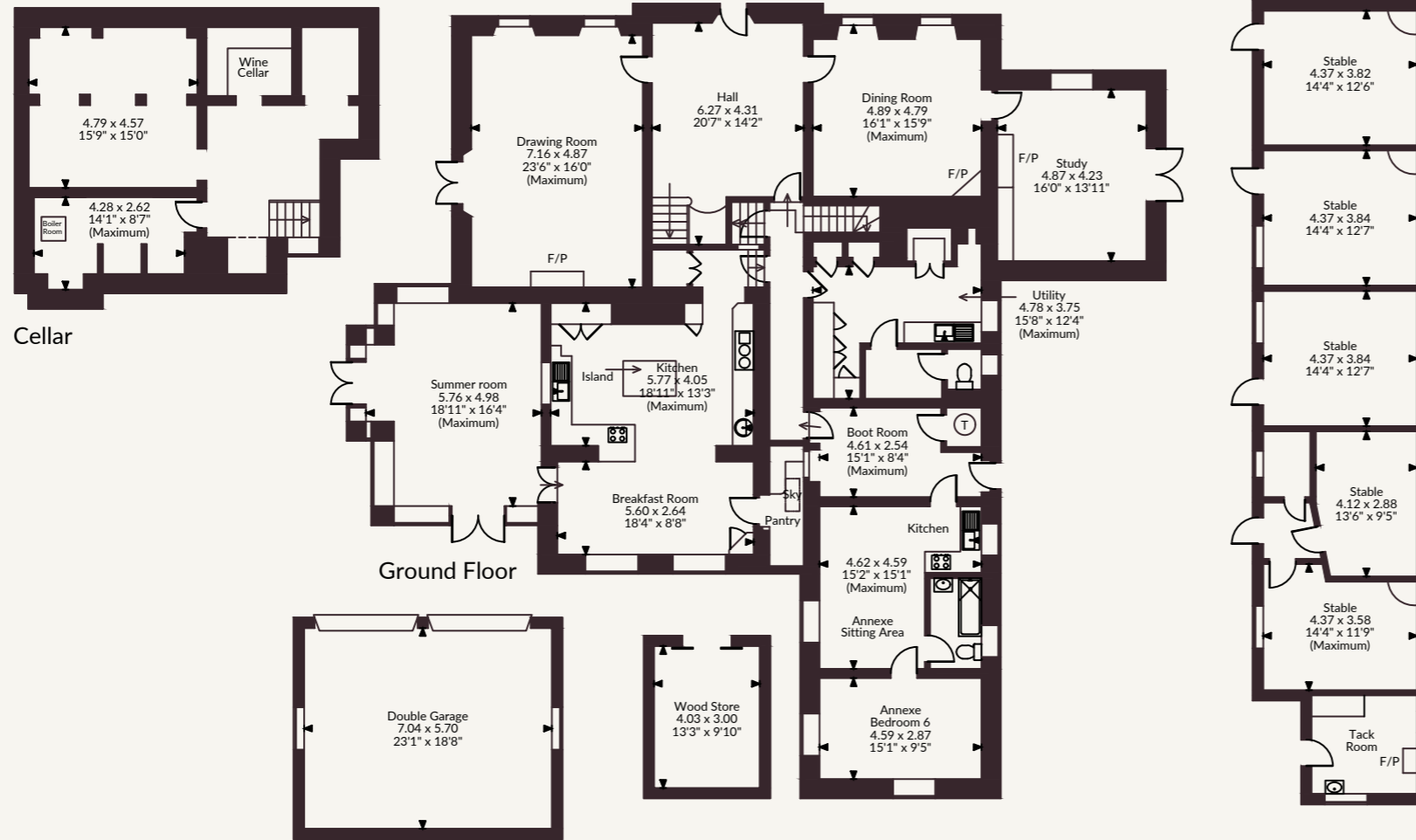
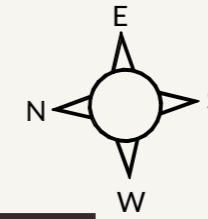
Council Tax: H

EPC rating: Main house - F  
Annexe - D

Mobile and Broadband checker: Information can be found here  
<https://checker.ofcom.org.uk/en-gb/>



Court Hill House, Court Hill, Potterne  
 Main House internal area 6,344 sq ft (589 sq m)  
 Garage internal area 432 sq ft (40 sq m)  
 Outbuildings internal area 1,870 sq ft (174 sq m)  
 Total internal area 8,646 sq ft (803 sq m)



**Salisbury**  
 41 Milford Street, Salisbury, Wiltshire SP1 2BP  
 01722 344010 | [salisbury@struttandparker.com](mailto:salisbury@struttandparker.com)

@struttandparker [struttandparker.com](http://struttandparker.com)

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 □ □ □ □ Denotes restricted head height  
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