



Boreham Grange, Warminster, Wiltshire

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# Boreham Grange, Warminster, Wiltshire, BA12 9EY

A handsome historic house with elegant accommodation and delightful gardens, on the edge of Warminster

Warminster town centre 1.2 miles, Warminster mainline station 1.5 miles (under 2 hrs to London), A303 8.4 miles. Salisbury 19 miles, Bristol Airport 33 miles

Reception hall | Drawing room | Sitting room  
Study | Dining room | Kitchen | Breakfast room  
Larder | Utility/boot room | 2 Cloakrooms  
Principal bedroom with dressing room & en suite bathroom | 5 Further bedrooms, 3 en suite  
Family bathroom | Kitchenette | Drying room  
Cellar | Attic | Triple garage | Outbuilding/stable  
Summer house | Gardens | EPC Rating D

## The property

Boreham Grange is a fine, unlisted period house. Offering more than 7,000 square feet of beautifully presented accommodation in a highly sought-after location on the eastern edge of Warminster within the parish of Bishopstrow. Throughout, there are various splendid original details as well as modern fittings and styling. These include elegant bespoke joinery and carpentry. Period features include the impressive high ceilings, stone mullion windows and parquet flooring.

The double oak front doors open onto an impressive panelled reception hall with a grand Tudor-style fireplace and stone surround. Ground floor reception rooms include the light and airy drawing room with its dual aspect, as well as the sitting room, dining room and study all featuring high ceilings, stone mullion windows, period fireplaces and wooden flooring. Also on the ground floor, the kitchen and breakfast room is the heart of the home, with its bespoke handmade cabinets, central island, granite worktops and double Belfast sinks.

There is also a four-oven gas fired Aga, a Miele induction hob and combination oven and other integrated appliances. The larder, utility/boot room and large cellar provide further space for appliances and home storage. Upstairs, the galleried landing leads to the substantial principal bedroom with its dressing room and en suite bathroom, as well as four further bedrooms, three of which are en suite. The second floor has a further double bedroom and an additional bathroom, as well as a kitchenette, allowing for the possible creation of an annexe. Also on the second floor is the large boarded loft room providing substantial storage space and the potential to be converted.

## Outside

At the entrance, wrought-iron double gates open onto the gravel driveway, with plenty of parking space at the front and side of the house. There is also access to the triple garage with its electric doors, electric car charging point and loft space above. The immaculately landscaped gardens and grounds face southeast and extend to almost 1.4 acres. They include paved terracing for al fresco dining, a large expanse of lawn, two ponds, shrubs and wildflower borders and various mature specimen trees. Outbuildings include a brick-built summer house and a Grade II listed stable built from brick and stone.

## Location

Boreham Grange is located in a peaceful position on the edge of Warminster backing on to open countryside. Warminster offers a comprehensive range of shops and facilities; three supermarkets including Waitrose, doctor and dentist surgeries, a library, golf club, rugby club and a good selection of small independent retailers, pubs and cultural attractions including the Atheneum Theatre. The River Wylde runs through the town which also boasts a beautiful town park, lake and water meadows. Just moments from beautiful countryside, this is an ideal setting for rural pursuits such as walking, riding and cycling. The Longleat Wildlife Park Estate is close by, as is the excellent Bishopstrow House Hotel.

























## Floorplans

Main House internal area 7,255 sq ft (674 sq m)  
Triple Garage internal area 603 sq ft (56 sq m)  
Outbuildings internal area 392 sq ft (36 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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## Location (continued)

There is a railway station with direct trains to Salisbury, Bath, Westbury, London Waterloo and Paddington and easy access to the A303 and A350 to other major towns and cities nearby including Bath and Salisbury, plus London. The area is well known for having some of the top primary and secondary schools in Wiltshire, along with private schools including, Warminster, Port Regis, Bryanston, Bruton, Dauntseys, Sherborne, Sandroyd, King Edwards, Canford and Downside.

## Directions

From Salisbury city centre, take the A36 heading west. Follow the A36 for 17 miles, before taking the fourth exit at the Cotley Hill Roundabout, onto the B3414. After 1.9 miles, turn right onto Grange Lane and you will arrive at the property after 0.2 miles.

## General

**Local Authority:** Wiltshire Council - 0300 4560100

**Services:** Mains electricity, gas and water. Private drainage. We understand that the private drainage at this property does comply with the relevant regulations. Further information is being sought

**Council Tax:** Band H

**Tenure:** Freehold **Guide Price:** £1,500,000

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com  
struttandparker.com



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