












# Old School House

High Street, Compton Chamberlayne



# A charming, detached 4 bedroom property with a delightful garden located in a desirable Nadder Valley village

A handsome stone-built detached family home, sensitively converted to provide generously-proportioned double-fronted accommodation maximising the stunning views over the garden and surrounding countryside. Its quiet tucked-away location in a sought-after picturesque village belies its proximity to local amenities.

	<b>3/4 RECEPTION ROOMS</b>		<b>3/4 BEDROOMS</b>		<b>3 BATHROOMS 1 CLOAKROOM</b>
	<b>CARPORT</b>		<b>GARDEN</b>		<b>FREEHOLD</b>
	<b>VILLAGE</b>		<b>2,327 SQ FT</b>		<b>GUIDE PRICE £995,000</b>



## The property

Old School House is a charming, stone-built, double-fronted family home offering over 2,300 sq ft of light-filled and flexible accommodation arranged over two floors. Lovingly improved and configured to provide an elegant yet practical environment for both family life and entertaining, the property blends period character—such as stone mullioned casement windows and exposed beams—with modern amenities and neutral décor throughout.

The accommodation flows from a welcoming, wood-floored reception hall with useful storage and a cloakroom. From here, an intimate sitting room leads through to a generous drawing room featuring exposed wooden flooring, walk-in storage, and a characterful fireplace with an inset wood-burning stove. Additional ground-floor rooms include a front-aspect snug, which could serve as a fourth bedroom if desired; a well-proportioned study; and a fitted utility room with a door opening onto the rear

terrace. At the heart of the home is an extensive kitchen/dining room. The rear-aspect kitchen is fitted with a range of wall and base cupboards, a large central island, complementary work surfaces, and modern integrated appliances. The dual-aspect dining area features a side-aspect bow window and ample space for a large table. To the right of the kitchen, a door leads to a side porch providing external access. The kitchen also opens into a dual-aspect garden room, which is additionally accessible from the drawing room. This bright space features a vaulted sky lantern and French doors leading to the rear terrace.

On the vaulted first floor the property provides a dual aspect principal bedroom with a fitted dressing room and en suite shower room with twin sinks, and an additional dual aspect double bedroom with contemporary en suite shower room. A further front aspect double bedroom and a modern family bathroom complete the floor.













## Outside

Quietly situated at the end of a long drive, the property enjoys private parking and an oak-framed carport with neighbouring workshop. The exquisite and well-maintained gardens surrounding the property are a particular delight, these are laid mainly to lawn bordered by well-stocked flower and shrub beds with mature fruit trees. There features a parterre herb garden, a vegetable garden with raised beds and a greenhouse, a shed, a garden store with attached gazebo/barbecue area along with a split-level wraparound, raised paved terrace, ideal for entertaining and al fresco dining. The whole enjoys far-reaching views over the property's stock-fenced pasture and surrounding countryside.

## Location

Located in a conservation area, in the popular Nadder Valley, at the heart of the Cranborne Chase National Landscape, Compton Charlemayne village has a church and village hall, with local amenities in neighbouring villages including a GP surgery, pub, and

a convenience store in nearby Fovant. More extensive shopping, educational (state, private and grammar), service and leisure facilities can be found in the locality, Tisbury, the market town of Wilton, and in Salisbury city centre.

The area offers many miles of local footpaths and bridleways. Rural pursuits including fishing on the River Nadder, racing at Salisbury, Wincanton and Newbury, golf courses at Salisbury & South Wilts and Rushmore, and water sports on the south coast.

Communications links are excellent: the A30 and A303 link to major regional centres and the motorway network, whilst both Tisbury (6.7 miles) and Salisbury (8.5 miles) offers mainline services to London Waterloo in less than two hours.

Airports can be found at Bournemouth, Southampton, Heathrow and Bristol.

## Distances

- Wilton 5.4 miles
- Tisbury 7.1 miles
- A303 7.3 miles
- Salisbury 8.7 miles
- Shaftesbury 12.4 miles

## Nearby Stations

- Tisbury
- Salisbury

## Key Locations

- Stonehenge
- Old Wardour Castle
- Salisbury Cathedral
- Cranbourne Chase National Park
- Longleat
- Wilton House

## Nearby Schools

- Broad Chalke Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst swan
- Salisbury Cathedral School
- Port Regis
- Sandroyd
- Clayesmore
- Bryanston



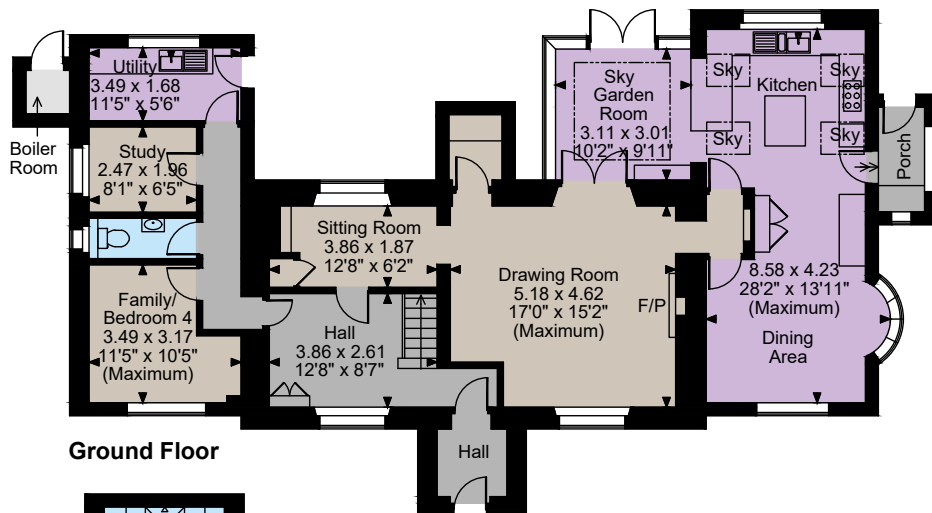




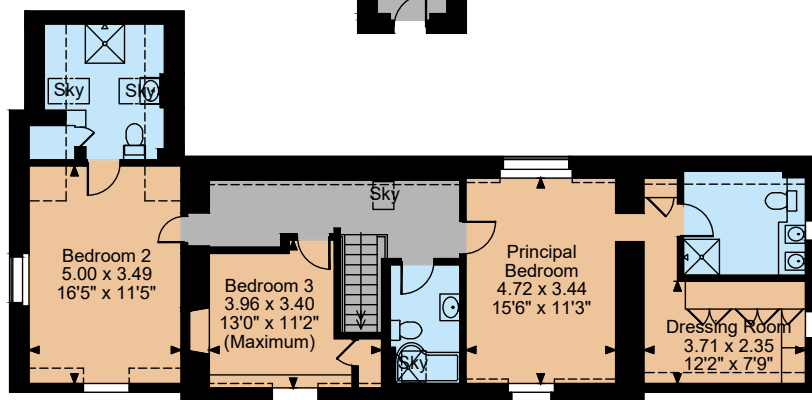








Ground Floor

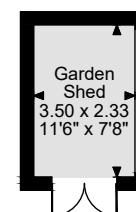
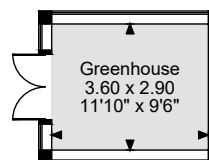
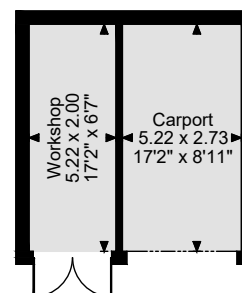
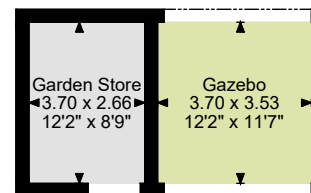
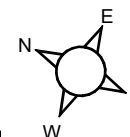


First Floor

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

□ □ □ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8649104/JPN



## Floorplans

Main House internal area 2,327 sq ft (216 sq m)

Workshop & Carport internal area 274 sq ft (25 sq m)

Outbuildings internal area 306 sq ft (28 sq m)

For identification purposes only.

## Directions

SP3 5DB

**what3words:** ///sampled.student.snowstorm - brings you to the property

## General

**Local Authority:** Wiltshire Council

**Services:** Mains electricity and water, private drainage. Air source heat pump.

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

**Council Tax:** Band E

**EPC Rating:** D

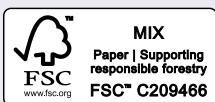
**Wayleaves and easements:** the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com  
struttandparker.com



@struttandparker

Over 50 offices across England and Scotland, including Prime Central London

For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2025. Particulars prepared June 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited