



# Snoddington Manor

Tidworth, Hampshire



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A handsome and substantial country manor house with separate lodge house, excellent leisure facilities and beautiful gardens and grounds sold in Lots or as a whole - in all about 50.32 acres.

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A303 0.9 miles, Tidworth town centre 3.0 miles, Grateley mainline station 3.8 miles (London Waterloo 1 hour 20 minutes) Andover mainline station 9.5 miles, Salisbury city centre 12.0 miles, Southampton Airport 29 miles

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### *Main house*

Reception hall | Drawing room | Sitting room | Study | Dining room | Kitchen/breakfast room | Larder | Utility/Boot room | 2 Cloakrooms | Wine cellar | Principal bedroom with en suite bathroom | 8 Further bedrooms | 2 family bathrooms | Shower room | Laundry room

### *Outside*

Delightful level gardens with glass summer house | Croquet lawn | Swimming pool | Hard surface tennis court | Victorian Stable block with hobbies room above | Garaging | 2 large agricultural barns and field shelter | Pasture with Ha-Ha | Woodland

### *The Lodge*

Sitting room | Study | Kitchen/dining room | 3 Bedrooms | 2 Bathrooms

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In all, about 50.32 acres

### *The Lotting*

Lot 1 (Pink on plan) – Main house with gardens and grounds. About 12.14 acres

Lot 2 (Green on plan) – Pasture land to the north and west of the house with access off Snoddington Lane. About 18.94 acres

Lot 3 (Blue on plan) – Agricultural barns, woodland and pasture to the north and east of the house with a right of access to be granted over part of Lot 1. About 18.85 acres

Lot 4 (Orange on plan) – The Lodge. About 0.39 acres









### *The property*

Snoddington Manor is a fine period house with over 7,300 sq. ft of light-filled accommodation, including beautifully appointed reception rooms with elegant styling and various attractive original details.

The welcoming reception hall has an open fireplace and a sweeping staircase that leads to the first-floor accommodation. The ground floor reception rooms include the substantial formal drawing room, which was originally designed as a ballroom. This spectacular room features a circular nook in the corner tower and beautiful parquet flooring. There is wonderful sitting room, which features a large arched picture window to the front, and a further reception room which is currently a bright family room but could be utilised as a dining room, if required. Set off the hallway is a comfortable study and the inner hallway leads you down to a fabulous kitchen and breakfast room. This lovely living space feels very much like the 'hub' of the house and features bi-fold doors that open to the garden. The kitchen area itself has a bespoke range of modern fitted units that incorporate a large fridge and an Everhot range. From the breakfast area, a door leads through to the rear passage where a large walk-in larder, utility room and boot/log store rooms can be found.

There are seven bedrooms on the first floor, including the stunning and rather generous principal bedroom with its en suite bathroom. Two family bathrooms are located on the first floor, as well as a useful walk-in laundry/linen room. The second floor has a further two bedrooms and a shower room.

### *Outside*

Snoddington Manor is approached through automated wrought iron gates and down a long tree-lined driveway that culminates at the front of the house where extensive parking can be found. There are some wonderful far reaching countryside views from the house and across land belonging to the house. The formal gardens are enclosed and feature a heated swimming pool and glass summer house, and in one corner, a small copse of trees and mature bushes that

attract numerous species of animals and birds; a real haven for wildlife. To the rear of the house stands the newly re-surfaced hard tennis court and beyond are 2 paddocks where a variety of livestock or horses can be kept. A track leads up to the 2 large agricultural barns and further paddock land can be found beyond, which are ideal for grazing livestock or serving as equine training and exercise grounds.

Set to the side of the house is an Victorian stable block, which features original Victorian stalls with iron supports and railings, whilst an external staircase leads up to a significant first floor area, which is currently used as a hobbies room, although has potential to convert into a Gymnasium or other leisure facility. Situated to the side of the stables is a further storage room and the garaging.

### *The Lodge*

Located to the side of the front entrance gates stands a very attractive lodge house, which is ideal for use by family members, or as a rental home. It comprises more than 1,800 sq. ft of living space, including a sitting room, a study and a large kitchen and breakfast room. There is one ground-floor bedroom and upstairs, a further two bedrooms. Both the ground floor and first floor have family bathrooms. The lodge has its own vehicle entrance and a large garden as well as parking for numerous cars.

### *Location*

Snoddington Manor is in a rural position just outside the Hampshire village of Shipton Bellinger. The village provides several everyday amenities including a local shop, a village hall and a primary school, while further facilities can be accessed less than three miles away in Tidworth, including a range of shops and supermarkets. Further schooling in the area includes the outstanding-rated Bishop's Wordsworth CofE Grammar School, the independent Salisbury Cathedral School and Farleigh School. The area is well connected by road with the A303 passing nearby, while mainline rail can be accessed at Grately, which runs regular services to London Waterloo.



























The Lodge



The Lodge



The Lodge



The Lodge





***Lotting guide prices:***

Lot 1 - £2,850,000  
 Lot 2 - £200,000  
 Lot 3 - £400,000  
 Lot 4 - £650,000

***Directions***

What3words – fortress.songbook.fastening

***General Information***

***Local Authority***

Test Valley Borough Council

***Services***

Mains electricity. Private water and drainage.  
 Oil-fired central heating.

***Council Tax***

Snoddington Manor Band H  
 The Lodge Band E

***Tenure***

Freehold

***Wayleaves and easements***

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.













Floorplans for Snoddington Manor, Snoddington Lane, Tidworth

Main House internal area 7,366 sq ft (684 sq m)

Garage & Tack Room internal area 759 sq ft (71 sq m)

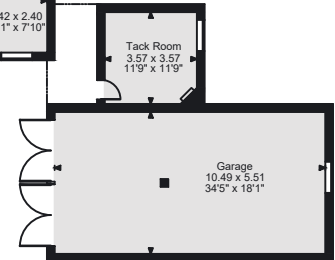
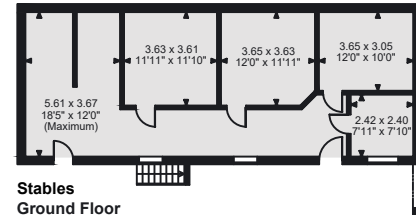
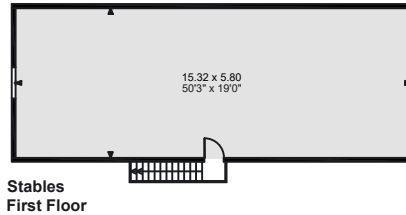
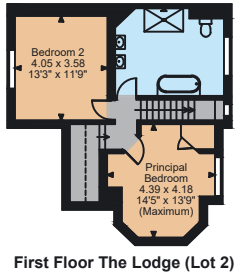
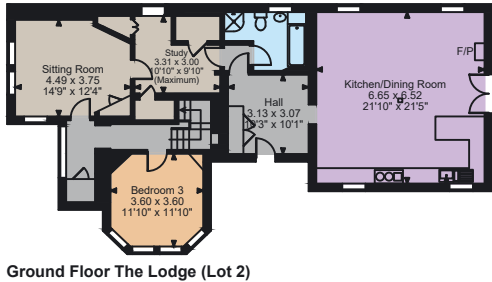
Stable Building internal area 1,862 sq ft (173 sq m)

The Lodge internal area 1,827 sq ft (170 sq m)

Barns internal area 5,227 sq ft (486 sq m)

Balcony external area = 101 sq ft (9 sq m)

Total internal area 17,041 sq ft (1,583 sq m)



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

□□□ Denotes restricted head height

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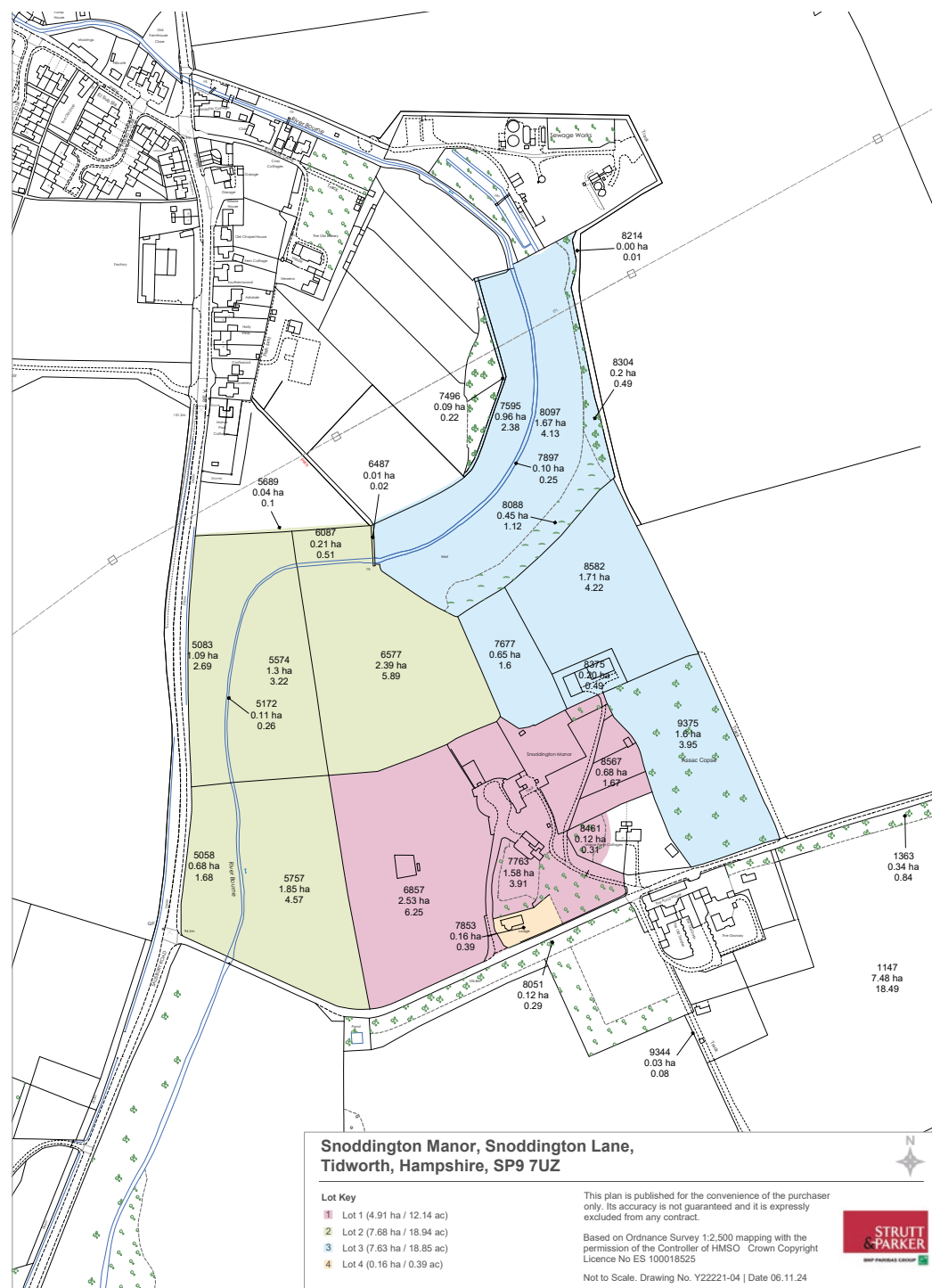
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