



# Philipps House

Wiltshire



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# A Grade II\* listed Neoclassical Country House, overlooking the Nadder Valley

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Philipps House, Dinton, Salisbury, Wiltshire, SP3 5HH

A303 4 miles, Salisbury 8 miles (Waterloo about 90 minutes), Shaftesbury 13 miles

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## *Features:*

Reception hall | Staircase hall | Drawing room | Dining room  
Library | Family room | Office | Kitchen/breakfast room  
Secondary kitchen

Utility room | Store rooms | Extensive bedroom  
accommodation over 2 floors | 3 Self-contained apartments  
Range of traditional outbuildings

Suitable for domestic or business use | In need of renovation  
Outstanding views over the surrounding 200 acres of  
parkland, maintained by the National Trust

38,205 sq ft of accommodation

Rare opportunity to purchase up to 125 years of a  
National Trust Lease

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About 4.4 acres in all









### *Situation*

Philipps House is positioned on the edge of the popular village of Dinton. The village is composed of mainly period properties and sits well within the West Wiltshire Area of Outstanding Natural Beauty. Access is extremely good with the A303 just 4 miles distant offering access to the South West and London via the M3. There is a mainline railway station at Tisbury 6 miles away, which offers direct services to London Waterloo in about 2 hours.

The area is very well served for sporting activities including racing at Salisbury and Wincanton, fishing on local chalk streams and lakes, golf at a number of local courses and sailing on the South Coast. There are also excellent local rides and walks over the beautiful surrounding countryside.

### *History*

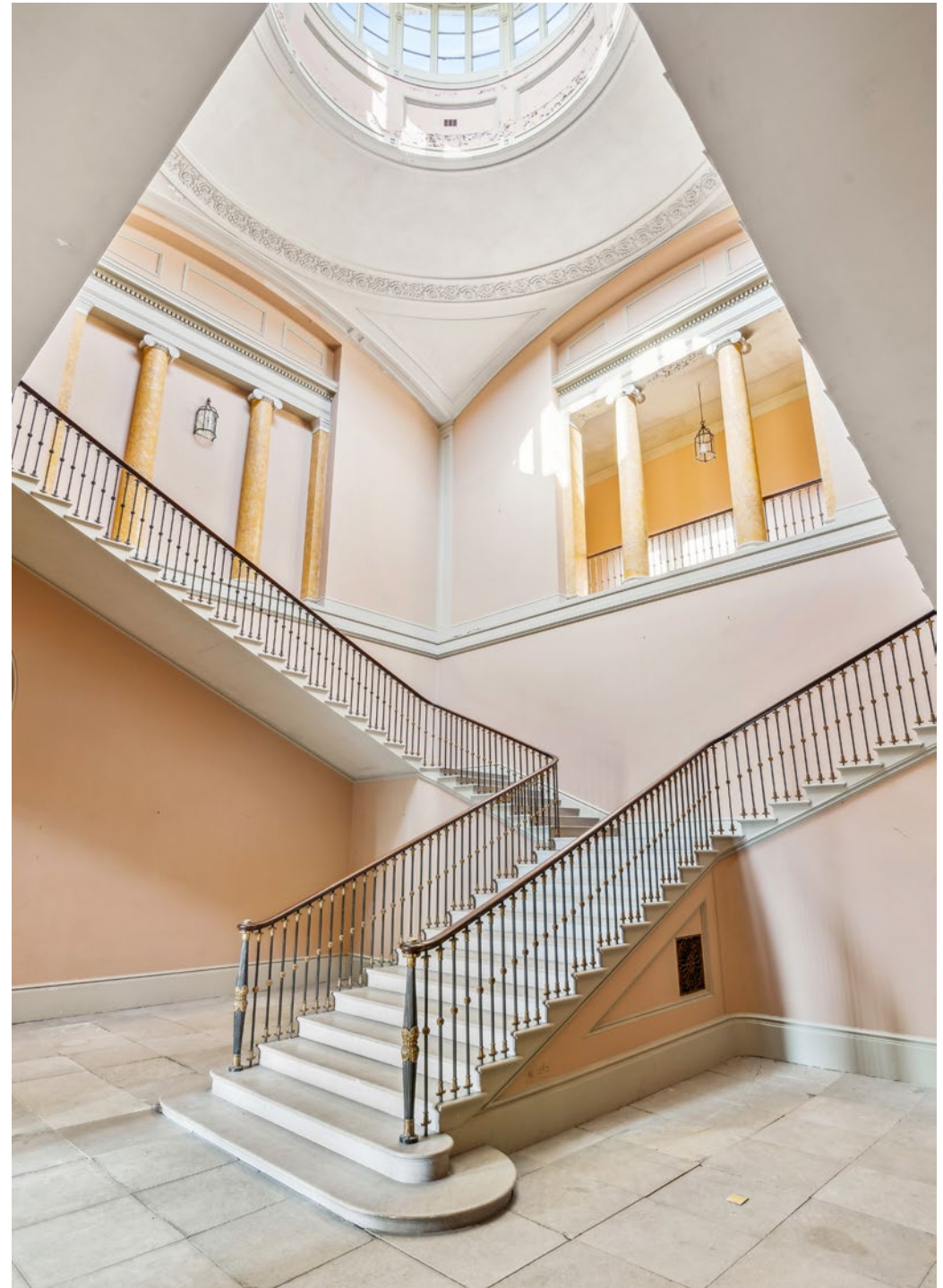
Philipps House (originally Dinton House) was completed in 1821 for a landed gentleman and local dignitary, William Wyndham. It was designed by one of England's most influential architects of the day Jeffry Wyatt (later Wyattville) and was recently described as 'one of the finest houses of the period' by members of the Georgian Society. Several generations of Wyndhams occupied the property and most notably one of William's sons, George Wyndham travelled to Australia where he planted grape vines in the Hunter Valley and was a pioneer in the Australian wine industry. By the time of the Great War they were forced to sell the property and it was bought by Bertram and Florence Philipps in 1917. They renamed the house Philipps House and gave it to the National Trust in 1943 along with much of the furniture and pictures in the house, some of which had belonged to the Wyndhams.

### *Property*

Philipps House is one of Wiltshire's most important country houses offering elegant and beautifully proportioned state rooms. The façade is especially captivating being of local Chilmark stone with a four-column giant portico of unfluted Ionic columns with a pediment. The house is Grade II\* Listed and has a detailed description in Pevsner's Buildings of England. While offering wonderful scope for entertaining on a large scale, the principal rooms are equally suited to more informal, family living and an important attraction of the property is its combination of Georgian elegance and modern practicality. In addition to the entrance hall, imposing staircase hall and three state rooms, are a sitting room, family room and a large kitchen which forms the heart of this accommodating family house.

The principal rooms are beautifully decorated in the Georgian style with fine 15 pane sash windows providing southerly views across Dinton Park.

The first and second floors of the property provide extensive- bedroom accommodation with 11 double bedrooms and 5 bath and shower rooms on the first floor. All bedrooms are spacious, light and sympathetically decorated. The principal bedrooms enjoy exceptional views across the park through large shuttered sash windows. There are further bedrooms and store rooms on the second floor which also offer useful accommodation. As with the ground floor accommodation, the bedrooms are sensibly arranged and work well either for a family or on a more extensive scale.

















### *Additional accommodation*

Suitable for staff or family in addition to the main house there are three, self contained apartments. The South West Apartment is on the south western corner of the first floor of the main house. Being part of the principal property it has rooms of a similar scale to the main house. It comprises an entrance hall, very large drawing room / dining room, 3 double bedrooms, a kitchen and bathroom. It has its own access via an internal staircase leading to an entrance at the rear of the property.

The West Wing Apartment has a living room, kitchen and a good size double bedroom. While not as large as the South West apartment it also has views across the park and could either be sub-let or would provide excellent staff accommodation. The West Wing Apartment shares its front door and staircase with The South Wing Apartment.

The Brewhouse Cottage has its own front door and retains many period features. It is arranged over two floors and comprises an entrance hall, a large kitchen/living room, with a third bedroom and bathroom downstairs. Upstairs there is a very impressive master bedroom, a further double bedroom and second bathroom.

### *Outside*

Philipps House is set within serene and easily managed gardens which total around 4.4 acres. The 200 acre park surrounds the garden and offers further space. To the rear of the main house is a large courtyard and traditional stable block which is currently used to run a small business. Opportunities exist for generation of further income. The property has been regularly used for corporate and private events and as a film location.







### *Directions*

From London take the M3 westbound and at Junction 8, turn off onto the A303. Continue westbound for about 35 miles and take the major exit at Deptford signposted Warminster A36. As you take this left turning there is a small sign and slip road on your right to Wylde onto which you should turn. At the T junction turn right and immediately left into Wylde village. Continue through the village and about 100 yards after The Bell Inn take the left hand fork. After forking left, turn left at the next crossroads into Fore Street. After about 200 yards take the turning to the right signposted Dinton. Continue on this road for about 4 miles. You will then come to a small crossroads at which you should proceed straight on into Steep Hollow. Continue down the hill and once at the bottom, the drive to Philipps House will be found after a short while on the right hand side.

### *General*

**Services:** Mains water, electricity and drainage. Oil fired central heating.

**Fixtures & Fittings:** Items regarded as fixtures and fittings are included within the sale of the lease.

**Furniture and Pictures:** There is a requirement to retain some items of furniture and pictures at Philipps House.

**Local Authority:** Wiltshire Council

**Council Tax:** Band H

**Viewings:** Strictly by appointment through the sole agents.

**EPC Rating:** E

**Tenure:** Leasehold

**Guide Price:** Offers in excess of £2,000,000





*Total internal area 38,205 sq ft (3,549 sq m)*



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