



Ivy Cottage  
Sutton Mandeville, Salisbury



## A thatched cottage with four bedrooms, set in delightful gardens in the Cranborne Chase

A charming Grade II listed cottage with a wealth of character features, set in a peaceful rural position. The property features splendid stone elevations beneath the newly thatched roof, while inside there are exposed timber beams and original fireplaces, alongside attractive modern styling and elegant fittings.



**3 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS  
1 CLOAKROOM**



**OUTSIDE PARKING**



**ABOUT 1.72 ACRES**



**FREEHOLD**



**RURAL**



**1,755 SQ FT**



**GUIDE PRICE  
£950,000**

### The property

Ivy Cottage is an enchanting period property with Grade II listed status, occupying an idyllic rural setting in the small village of Sutton Mandeville. The property provides comfortable living accommodation with various character features including exposed beams, while the modern fittings and décor complement the original details. The property has good ceiling height, underfloor heating and a newly thatched roof.

There are two main reception rooms on the ground floor. The large drawing room has triple aspect, timber beams overhead and the stunning, original fireplace, fitted with a woodburning stove. There is a door opening onto the garden with another connecting to the family room for further space in which to relax. In addition, the ground floor has a well-equipped kitchen with an adjoining open-plan dining area and sitting area. This relaxed, social space has flagstone flooring and French doors opening onto the shaded rear patio. The kitchen itself has farmhouse-style fitted units to

base and wall level, wooden worktops, a controllable Rayburn cooker and space for all the necessary appliances.

The staircase from the main reception hall leads to one double bedroom with built-in storage and eaves cupboard space, and a family bathroom with an over-bath shower. A second staircase leads from the family room to a shower room and three bedrooms, including the principal bedroom with built-in wardrobes.













## Outside

At the front of the property, the driveway leads to the gravel parking area, where there is parking space for several vehicles with planning permission for a two-bay garage. The garden to the side and rear enjoys a south and west-facing aspect, welcoming sunlight throughout the day and offering far-reaching views over the surrounding fields. It features a variety of peaceful patio areas, including a shaded terrace beneath a pergola draped in stunning wisteria. A further sun-trap patio faces directly south, ideal for outdoor relaxation. Beyond the seating areas, the garden includes well-stocked flower beds, a variety of mature trees, border hedgerows, vegetable garden and extensive lawns. A large open meadow and the property's woodland lies at the southern boundary with beautiful views of open rolling fields stretching to the west.

## Location

The highly sought after, small and picturesque village of Sutton Mandeville is set in the heart of the rolling countryside of the Cranborne Chase National Landscape. The village has a parish church whilst The Compasses pub and Stalls cafe are a walk away. Further local amenities can be found in Tisbury, three miles away. Tisbury offers a selection of shops, cafés and restaurants, as well as a doctor's surgery and various other facilities. There is a good selection of both primary and secondary independent and grammar schools in the area. The historic and bustling city of Salisbury is 11 miles away, providing a wealth of shopping, leisure and cultural facilities. Transport connections include the A303 within six miles, as well as rail from Tisbury station, offering direct services to London Waterloo (1 hour 48 minutes).



## Distances

- Tisbury 3.4 miles
- Shaftesbury 9.5 miles
- Salisbury 11 miles
- Warminster 16 miles

## Nearby Stations

- Tisbury
- Salisbury

## Key Locations

- Stonehenge
- Old Sarum
- Salisbury Cathedral
- Old Wardour Castle

## Nearby Schools

- Bishops Wordsworth Grammar School for Boys
- Broad Chalke Primary School
- Chafyn Grove
- Clayesmore
- Godolphin
- Port Regis
- Salisbury Cathedral School
- Sandroyd
- South Wilts Grammar School for Girls
- Wardour Primary School



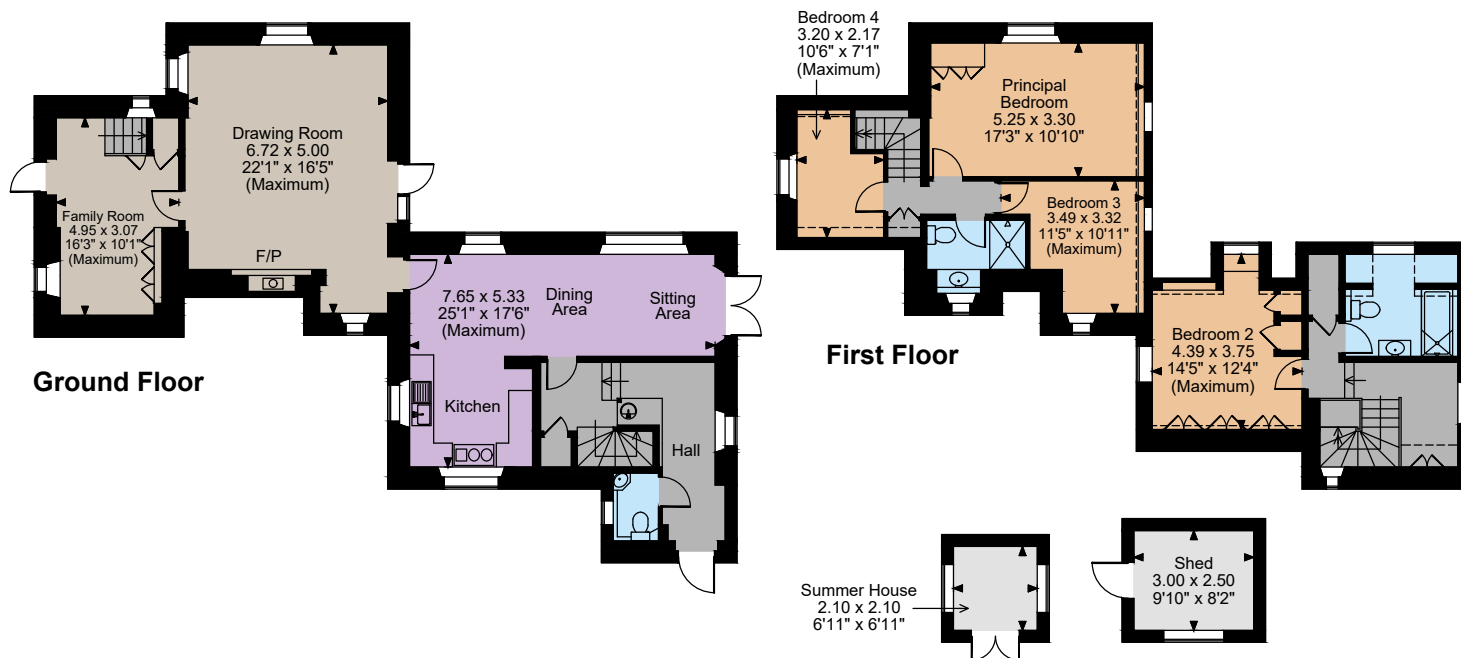












The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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## Floorplans

Main House internal area 1,755 sq ft (163 sq m)

Outbuilding internal area 128 sq ft (12 sq m)

Total internal area 1,883 sq ft (175 sq m)

For identification purposes only.

## Directions

SP3 5NA

**what3words:** ///lads.panics.bracelet - brings you to the driveway

## General

**Local Authority:** Wiltshire Council

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

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

**Council Tax:** Band F

**EPC Rating:** D

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

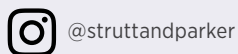
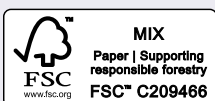
## Salisbury

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