



Underwood House, Underhill, East Knoyle, Wiltshire

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**STRUTT
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Underwood House, Underhill, East Knoyle, Wiltshire SP3 6BP

A substantial detached family house with stunning far reaching panoramic views, set within gardens and paddock land in excess of 5 acres.

Shaftsbury 5.5 miles, Tisbury mainline station 5.8 miles with direct line to London Waterloo, Westbury 13 miles with rail station to London Paddington, Salisbury 17.5 miles, Bath 25 miles, Bournemouth 35 miles, A303 2 miles

Entrance hall area and dining room | Drawing room | Sitting room | Kitchen/family room and walk-in larder | Utility room | Cloakroom and boot cupboard | Ground floor bedroom with wet room | Principal bedroom with dressing area and en suite bathroom | 4 Further bedrooms (2 en suites) | Family bathroom | Full width first floor south facing balcony offering wonderful views | Gardens | Extensive parking | Paddock Planning permission for stable block and double garage of about 1,000 sq ft
In all, approx. 5.15 acres | EPC rating D

The property

Underwood House is a substantial detached family house, which offers over 3,750 sq ft of flexible light and airy living space over two floors. All the living rooms are of excellent proportion and the extensive kitchen/breakfast and family room represents the hub of the house. with its bespoke oak kitchen, large central island, black granite work surfaces and oak floors. The dining room has an antiqued natural limestone floor, beams and a working slate fireplace. The kitchen, dining room and drawing room all have double patio doors that open onto the south facing patio, whilst an additional spiral staircase leads from the rear hall to the main bedroom. Also located on the ground floor is a large bedroom with its

own luxury wet room, which with the utility room, could potentially be used as an annexe, if required. Four of the five first floor bedrooms boast a sunny southerly aspect and three of the bedrooms feature en suites, which are fitted to a high standard.

Outside

The property is approached off a quiet country lane via five bar gates and over a gravel driveway, providing parking for numerous cars. Paved steps lead up to a paved sun terrace, which extends the full width of the property and around one side, providing the perfect position to fully enjoy the far reaching countryside views. From the driveway, access to the paddock can be found. The paddock is partly enclosed by post and rail fencing and extends to approximately 4.75 acres, and has its own lane access.

Planning permission has been granted for the erection of a stable block, which will comprise three loose boxes and a tack/feed room, and double garage.

Location

Underwood House is situated on the edge of the sought-after village of East Knoyle, which lies on the borders of south west Wiltshire and north Dorset. The small village of East Knoyle is located 17.5 miles west of Salisbury, in the heart of the stunning Cranbourne Chase Area of Outstanding Natural Beauty. This pretty little village has several local amenities, including a village hall and a local shop/post office. Nearby Hindon also offers a store, two pubs, a doctor's surgery and a primary school.

The towns of Shaftesbury, westbury and Warminster are within easy reach and offer an excellent choice of shops, supermarkets and leisure facilities. State secondary schooling is available at Gillingham, while you can find independent schooling in both Shaftesbury and Warminster. The closest railway station is at Tisbury, which offers a direct service to London Waterloo in less than two hours.











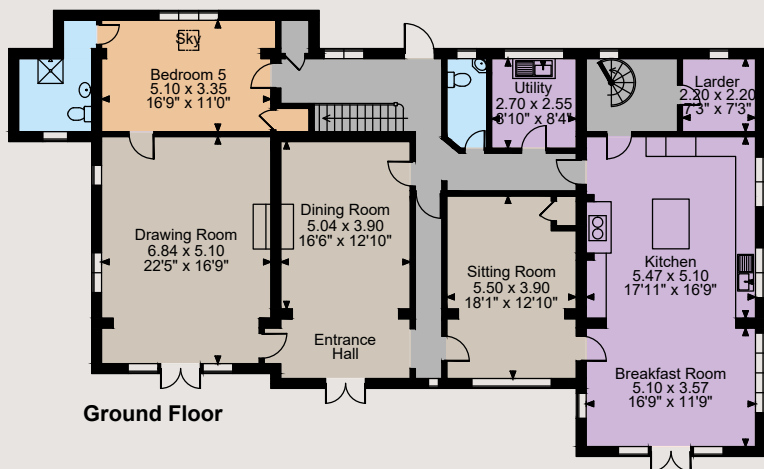


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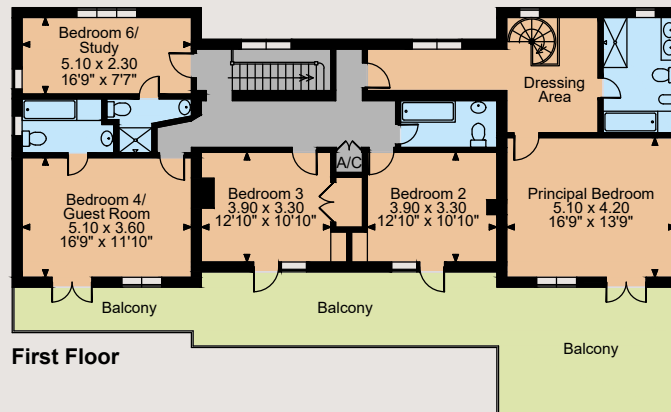
House internal area 3,755 sq ft (349 sq m)

Balcony external area 526 sq ft (49 sq m)

For identification purposes only.



Ground Floor



First Floor

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

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Directions

Leave Salisbury on the A36, turning left at the roundabout in Wilton to follow the A30. At Barford St Martin, take the right-hand turn (B3089) and continue along this road passing through Dinton, Chilmark, Fonthill Bishop and Hindon. After passing through Hindon, turn left at the traffic lights onto the A350 heading towards Shaftesbury. After approximately a third of a mile on the sharp left-hand bend turn right by the Chevrons. Follow this road for approx. one mile through the village of Milton (passing Clouds House on the corner). Continue straight over the crossroads and proceed down the hill into Underhill. Underwood House can then be found on the left-hand side.

General

Local Authority: Wiltshire Council 0300 4560100

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

Council Tax: Band E

Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

Wayleaves and easements: The property is sold subject to any wayleaves or easements whether mentioned in these sales particulars or not.

Guide Price: £1,995,950

Tenure: Freehold

Salisbury

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