



Underhill House

Underhill, East Knoyle, Salisbury

A stylishly presented country house with exceptional views, superb equestrian facilities and extensive garaging

A substantial family home situated in a sought after hamlet, which boasts unrivalled far reaching views across Dorset. with garaging for six cars, stabling, and a manège. The property features a wealth of ground floor wooden flooring and quality fixtures and fittings throughout, combining to provide an ideal family and entertaining space. It is located on the fringes of a highly-desirable village.



4 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGING FOR 6 CARS



8.97 ACRES



FREEHOLD



EDGE OF VILLAGE



4,066 SQ FT



GUIDE PRICE £2,100,000

The property

Underhill House is a substantial detached family house offering almost 4,100 sq ft of light-filled accommodation arranged over two floors. Configured to provide ideal family and entertaining space, features of note include a wealth of ground floor wooden flooring and picture glazing maximising the stunning views. The accommodation flows from a welcoming reception hall with useful storage and cloakroom, and leads to a dual aspect drawing room with a feature fireplace of painted exposed brick and full-height glazing incorporating French doors to the rear terrace. A part-panelled family room with a feature fireplace is flanked on each side by bespoke storage and leads through to a well-proportioned study. The 'signature' space on the ground floor and representing the 'hub' of the house is the exceptional kitchen/dining/breakfast room featuring flagstone flooring, a range of wall and base units, and a large central island with a breakfast bar. The space is complemented by worktops, modern integrated appliances including a wine chiller, a walk-in larder and French doors opening onto the rear terrace. From this

room, via double doors, is a great playroom and also from the kitchen area is a good sized laundry/utility room with a door leading out to the side terrace. On reaching the first floor, one is impressed with the generous landing with a useful second cloakroom. The principal bedroom boasts wonderful far reaching views, and features a superb, contemporary styled en suite bathroom and a 'secondary' door through to one of the bedrooms, which is ideal for those seeking a nursery. More traditionally, this represents bedroom 5 whilst there are 3 further bedrooms with their own modern en suites.

Underhill House has a state of the art 24KW solar array with two solar edge inverters and two Tesla Powerwall batteries. This provides all electricity needed for the house with excess being sold back to the grid approximately 8 months of the year. This has resulted in an EPC A rating.







Outside

Screened by mature hedging and offering plenty of kerb appeal, the property is accessed via twin stone pillars and separate electric gates, leading to an in-and-out paved and gravelled driveway. This provides private parking close to the house and leads to a double garage with an attached garden store. Situated on the south eastern side of the house is an extensive level parking area and a modern quadruple garage block with remote roller shutters and with light and power connected. NB - There is a planning consent to convert the garaging into office space/gym, if required. Further details upon request. The formal garden surrounding the property is mainly laid to gently sloping lawn, interspersed with mature planting and specimen trees, and bordered by established hedging. It also features an extensive wraparound raised paved terrace with railings, accessible from the drawing room and kitchen/dining room—ideal for entertaining and al fresco dining.

For those with an equestrian interest, there is a purpose built stable block with 4 internal loose

boxes, tack room, kitchenette and WC. There is a championship sized all-weather manège below the stables and the fenced paddock land lies beyond. There are 4 principal paddocks, all with mains water connected.

Location

Situated on the Wiltshire-Dorset border in the Cranborne Chase National Landscape, East Knoyle village has a church, village hall, convenience store, Post office, pub and playground. Walking and riding routes are available in the Underhill Wood Nature Reserve and on the Wessex Ridgeway and Monarch's and Orange Ways; further sporting amenities in the area include racing at Salisbury, Wincanton and Newbury, golf at Rushmore and South West Wilts and water sports on the south coast. More extensive shopping, service and educational amenities are available in Gillingham, Tisbury, Shaftesbury, Warminster and the cathedral city of Salisbury. Communications links are excellent: the A303 links to the A30 (London-Land's End road) and motorway network and Gillingham Station offers mainline services to regional centres and London Waterloo.



Distances

- East Knoyle 0.7 mile
- Hindon 3.2 miles
- Gillingham 6.1 miles
- Tisbury 6.6 miles
- Shaftesbury 6.8 miles
- Frome 16.3 miles
- Bruton 16.8 miles
- Salisbury 19.5 miles
- Southampton Airport 46.9 miles

Nearby Stations

- Gillingham Station
- Tisbury Station

Key Locations

- Stonehenge
- Longleat Safari Park and House
- The Newt
- Stourhead
- Beckford Arms

- Old Wardour Castle
- Fovant Badges (Military Hill Carvings)
- Larmer Tree Gardens
- Wilton House and Gardens
- Salisbury Cathedral and Magna Carta Chapter House
- Arundells (Home of Sir Edward Heath, Salisbury)

Nearby Schools

- Semley CE VA Primary School
- Shaftesbury School
- Gillingham School
- Sandroyd
- Port Regis
- Sherborne School for Boys
- Sherborne School for Girls
- Clayesmore
- Warminster School







Underhill House

Total Area (3.63 ha / 8.97 ac)

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Not to Scale. Drawing No. Z24549-01 | Date 10.03.24



Floorplans

Main House internal area 4,066 sq ft (378 sq m)
Garages internal area 1,588 sq ft (147 sq m)
Outbuildings internal area 1,643 sq ft (153 sq m)
Hay barn internal area 528 sq ft (49 sq m)
For identification purposes only.

Directions

SP3 6BS

what3words: ///essential.list.gladiators - brings you to the driveway

General

Local Authority: Wiltshire Council

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

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

Council Tax: Band G

EPC Rating: A

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

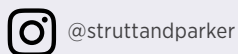
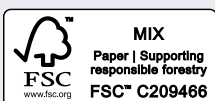
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