



# Coneybury House

Salisbury



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A delightful and most attractive country house with superb countryside views, separate bungalow and paddock land, in all about 4.5 acres

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Coneybury House, West Amesbury, Salisbury, SP4 7BH

Amesbury 1.2 mile, Salisbury 8 miles, Grateley 10.2 miles with mainline station to London Waterloo from 77 minutes, Andover 15 miles, Basingstoke 37 miles, London Heathrow Airport 67 miles, London 85 miles, A303 1.5 miles (all distances approximate)

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*Features:*

*Main house*

Reception hallway | Sitting room | Play room | Dining room  
Study | Kitchen/Breakfast room | Utility room | Boot room  
Cloakroom | Principal bedroom with en suite bath and shower room | Bedroom 2 with en suite bath and shower room | Two further bedrooms | Family bathroom  
Wonderful gardens with southerly facing terrace  
Double garage | Boiler room | Wood pellet store  
Tractor shed | 4 stables and field shelter  
Enclosed paddock

*Bungalow*

Hallway | Sitting room | Kitchen | 2 bedrooms  
Family bathroom | Garage | Private garden

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About 4.5 acres in all









### *Location*

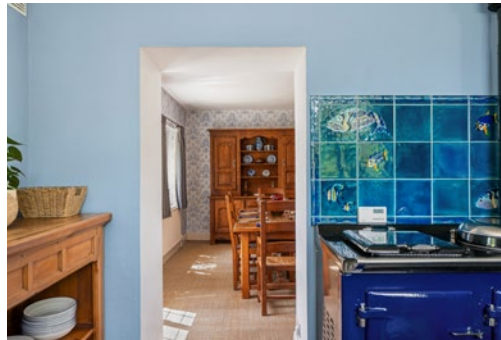
Coneybury House is nestled within the quiet hamlet of West Amesbury in the attractive and sought after Woodford Valley. Surrounded by woodland, open countryside and cradled within the West Amesbury Conservation Area and the Stonehenge UNESCO World Heritage Site.

To the south east is the River Avon which meanders through the Woodford Valley with its many pathways and bridleways, charming villages and lovely pubs. Just eight miles to the south is the cathedral city of Salisbury, a beacon of culture and history.

Accessibility is effortless. The A303, just a mile north, opens the road to London and the southwest, while rail stations at Salisbury and Grately place the capital within reach in little more than an hour.

Amesbury, a mere five-minute drive, provides for everyday needs. Salisbury offers more — a cathedral city alive with shops, arts, education and a thriving market every Tuesday and Saturday. The area's reputation for academic excellence is supported by a variety of independent schools, including the nurturing special needs environment of Appleford School, Leehurst Swan, Chafyn Grove, Godolphin and Salisbury Cathedral School, along with the revered grammar schools of Bishops Wordsworth's and South Wilts Grammar.

The surrounding area offers many recreational opportunities such as walking, cycling and riding over the surrounding countryside, racing at Salisbury and Newbury, golf at nearby courses such as High Post near Salisbury, and fishing on the Avon, Wyle and Test.







### *The house*

Built in 1929 as part of the Bailey Estate, Coneybury House has known only a handful of owners in its lifetime. Among them was J.K. Stanford, author of the classic “The Twelfth”. Today, after 25 years of thoughtful stewardship, the house wears its legacy with pride and has undergone sympathetic improvements by the current owners.

Approached via a long private gravel drive, there is an undeniable sense of arrival — of returning not just to a place, but to a feeling. Once inside the house, one is immediately taken by the high ceilings and the extremely well proportioned rooms. With over 3,300 square feet of light-filled living space, the home offers four beautifully proportioned reception rooms, including a charming playroom with a sunlit bay window that opens to the terrace. The heart of the house is its kitchen — crafted with fine wooden cabinetry, granite surfaces, and a modern wood-pellet Aga-style cooker, combining tradition and innovation seamlessly. Off the kitchen are two useful rooms including a laundry room and boot room.



Upstairs, all four bedrooms enjoy a lovely aspect over the gardens. The principal suite offers a sanctuary of its own, with a generous bath and shower room. Bedroom two features an even larger bath and shower room, whilst bedrooms three and four share the family bathroom. Each room offers both space and serenity, each window a frame for nature’s changing canvas.









### *Outside*

Step outside, and you are surrounded by stunning mature gardens and grounds, which create a wonderful haven for an abundance of wildlife, alive with birdsong and shaded by some exceptional specimen trees. A sun-drenched terrace invites summer gatherings and al fresco entertaining, while a vine-covered arbour offers dappled shade in warmer months. In addition, approximately 3.18 acres of good quality paddock land adjoin the gardens to the south west and provide excellent grazing for horses or mixed livestock. For those with an equestrian interest, two separate blocks of two wooden framed loose boxes, one with adjoining field shelter, nestle close to the paddock. A large timber framed tractor shed stands behind the stables, which provides excellent storage for garden machinery and animal feed.

To the rear lies a double garage, boiler room, wood pellet store and a sophisticated heating system built with sustainability in mind. In 2012, the house transitioned from oil to renewable energy through an automated wood pellet biomass boiler system. This centralized solution provides heating and hot water to both the house and its companion bungalow, and is accredited under the Non-Domestic Renewable Heat Incentive scheme — offering not only efficiency but significant financial returns for a further 7+ years, and reducing the home's carbon footprint for years to come. The Non-Domestic Renewable Heat Incentive scheme is administered by Ofgem and is fully transferable to the new owner. Comprehensive details can be requested from the selling agent.



### *The bungalow*

Separate, yet a part of this serene estate, is a lovely two bedroom detached bungalow, which offers nearly 800 square feet of independent living — see floor plan for layout — and provides the perfect opportunity for extended family, or those seeking a multi-generational living environment or those seeking a secondary long term letting or as a thoughtful Airbnb rental, the possibilities here are as spacious as the views. The bungalow also features its own garage and private garden, and is accessed off a spur to the main driveway.

Coneybury House is not simply a property. It is a lifestyle, a legacy, and a home that whispers welcome the moment you arrive. In a world that moves too fast, it offers the gift of stillness — and the promise of stories yet to be written.

### *General*

**Services** - Private drains, mains water, electricity and wood pellet feed

**Local Authority** - Wiltshire County Council

**Council Tax** - Main house - Band G.

Bungalow – Band D

**What3words** – [///mint.flickers.dumpling](https://www.what3words.com/#!/mint.flickers.dumpling)

**EPC ratings** – Main house – D. Bungalow D

**Guide Price** – £2,000,000









Floorplans

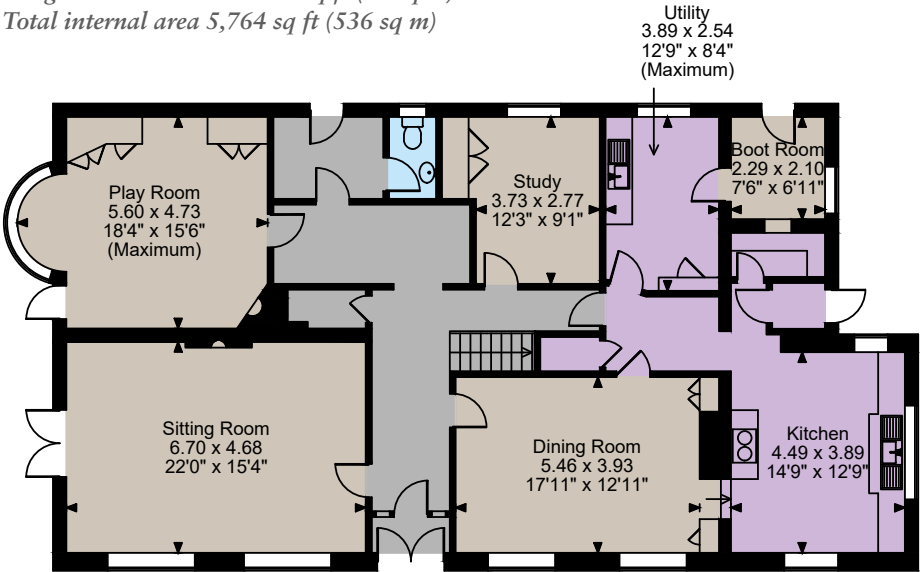
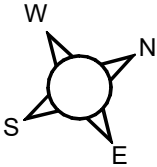
Main House internal area 3,325 sq ft (309 sq m)

Garage internal area 717 sq ft (67 sq m)

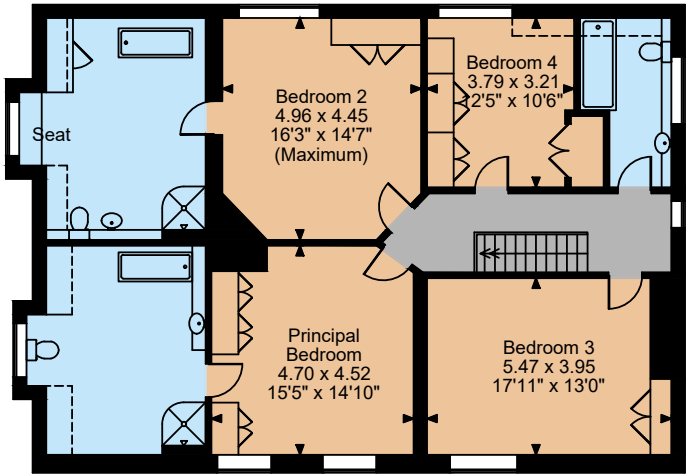
Stables & Tractor Shed internal area 931 sq ft (87 sq m)

Bungalow internal area 791 sq ft (74 sq m)

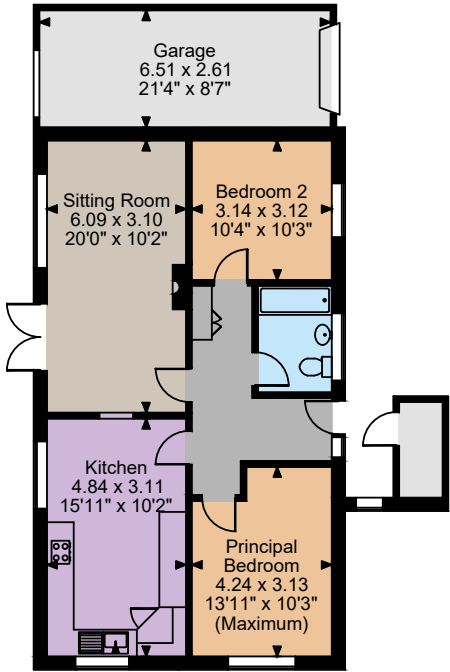
Total internal area 5,764 sq ft (536 sq m)



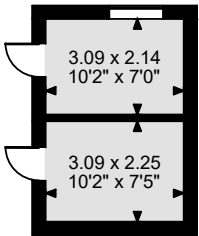
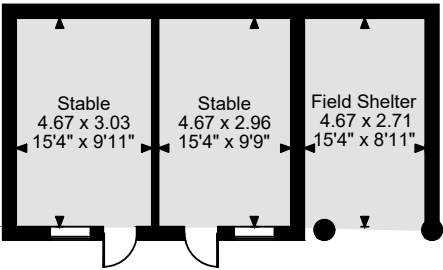
Ground Floor



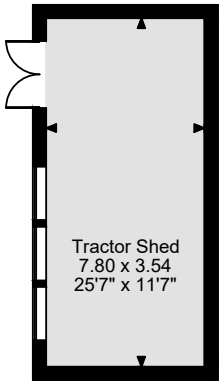
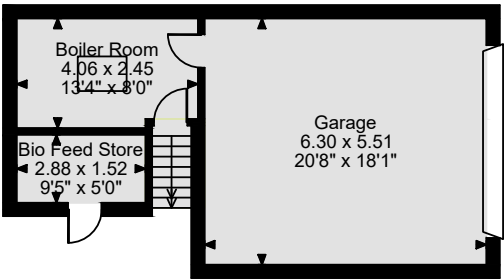
First Floor



Bungalow



Stables



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

□ □ □ Denotes restricted head height

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