

# Monk Garron

Wiltshire





A wonderful and unique versatile country house, with spectacular far reaching rural views and superb leisure and equine facilities

Monk Garron, West End, Ebbesbourne Wake, Salisbury, Wiltshire SP5 5JS

Tisbury mainline station 5.1 miles, Shaftesbury 9.1 miles, A303 10.3 miles Salisbury 12.7 miles

*Features:*

Reception hall | Study/snug area | Kitchen | Dining area  
Drawing room | Utility/boot room/cloakroom | Cellar  
3 Bedrooms (all en suite)

Significant 4-bay oak framed barn currently used as bedroom  
4/office with cloakroom | Garage with planning consent to  
convert to ancillary accommodation | Swimming pool |  
Fabulous party barn/pool house with separate shower/  
changing room | Secure storage/garden machinery barn with  
workshops | Purpose built steel framed barn with internal  
loose boxes, tack room and wash down area | South west  
facing sun terrace and formal gardens | Paddocks

About 5.89 acres in all









### *The property*

An extremely rare opportunity to purchase a wonderful and totally unique versatile country house, with spectacular far reaching rural views, along with the benefits of superb leisure and equine facilities, beautiful gardens, wild flower meadow and pasture land of just under 6 acres. Monk Garron combines the advantages of being a village property, with the unusual asset of being set in its own scenic and secluded land within a much sought after village in the Chalke Valley. As well as impressive downland views, the property comprises reception/hallway, study/snug area, kitchen area with Aga. Stunning oak framed dining area, large drawing room, utility/boot room, cloakroom, cellar. Principal bedroom with feature vaulted ceiling and en suite bath/shower room. Bedroom 2 with vaulted ceiling and en suite bath/shower room. Bedroom 3 with vaulted ceiling and family shower room. Significant 4 bay oak framed barn with extensive room currently used as Bedroom 4/office and garage, with planning consent to convert entire building to ancillary accommodation.

Glorious and sunny positioned heated swimming pool, fabulous party barn/pool house with handsome handmade rustic kitchen, wood burner and sizeable open plan entertaining space, separate shower/changing room. Another more slender steel framed wood clad barn with open bay to the front and secure storage/garden machinery, workshop space beyond. Substantial purpose built wood clad steel framed barn with internal loose boxes, large tack room and hot water wash down area. Storage space behind the outbuildings. All incorporated in a fully secure, enclosed courtyard.

South westerly facing sun terrace and formal gardens, extensive parking to front and further parking to rear via a gravel driveway, enclosed paddocks, small wooded copse, approx 5.89 acres in all.

Monk Garron was built approximately 16 years

ago by the present owners, who considered carefully, as to how the property would blend into the lower valley whilst ensuring that the fabulous views could be enjoyed from all the principal rooms. The light, space and flow of the accommodation was key to the owners brief, and it is clear today, that this has been achieved. Whilst being designed and built for the current owners' needs, due to the versatile nature of this design, there is ample opportunity to enjoy as is, or to add to.

The house is approached through automated wooden gates where there is ample parking to the front over a gravel area. There is an iron gate that offers access to the rear of the house and to all the outbuildings and garaging. To either side of the front door are flower beds filled with shrubs, roses and herbs to reflect seasonal and architectural planting.

Entered via the bespoke curved front door, into the light filled traditional rotunda hall, a lovely architectural space with a glass atrium above. The eye is immediately drawn through the hallway, the kitchen and the oak framed breakfast/dining area to the incredible views beyond. The kitchen has been ergonomically designed and fitted with an extensive range of hand crafted units and complemented by an Aga with companion which makes for a perfect cooking and entertaining space. From the kitchen area, a beautiful oak framed breakfast/dining room can be found which has floor to ceiling windows on all three sides allowing diners to be immersed in the views. There are double doors into the garden.

From the hallway area, there is a door to circular wine cellar and storage room. Additionally from the hall, study/snug area can be found, whilst to the other side of the hallway is the most elegant and spacious drawing room with a feature open fireplace and two sets of French windows to the garden. On the far side of the house is a well positioned and most useful utility and boot room with a cloakroom and door that opens to the side porch.

















### *Property continued*

A bespoke gently curving staircase rises to the first floor landing which again benefits from the atrium and high level windows, that allow an abundance of light to stream in. The large principal bedroom is rather special as it boasts a vaulted ceiling and double aspect. There is a luxury en suite bath and shower room and dressing area with fitted wardrobes. Both these rooms have double door access to a delightful oak framed balcony with ample space for further enjoyment of the stunning views. Bedroom 2 a large spacious area also features a vaulted ceiling and garden views. As well as large double windows it has a triangular apex window looking into the tree tops. It has a well fitted en suite bath/shower room. At the end of the landing is Bedroom 3 which has the exclusive use of the adjacent family bathroom and access point to the large loft space above. Once again this room enjoys extensive views of the fields and woodland.

### *Outside*

#### OAK FRAMED BARN

This purpose built oak framed building is currently used for the purpose of office space/ Bedroom 4 and garaging below. The building features four ground floor bays, two of which are open and two that have wooden double doors. There is an external staircase at one end that gives access to a full length room with cloakroom. For those seeking secondary accommodation, there is planning permission in perpetuity, to convert the whole building into ancillary accommodation - original planning numbers: S/2008/1073. Further details available upon request. This building also benefits from a delightful 'secret garden' with a charming bespoke Chilmark stone built water feature with back lit waterfall.

#### PARTY BARN/POOL HOUSE

Adjacent to the oak framed building is the modern and stylish party barn which is 'industrial' in its interior finish. Ideal for entertaining with range cooker and woodburner.

An ideal overflow space for visiting guests. Plus good sized shower/changing room. The building is the perfect accompaniment to the large heated swimming pool. The pool area is fully secure with close boarded wooden fence and benefits from an electric safety cover.

### THE GARDENS

The beautiful and well thought out main garden area features a glorious 100 year old Beech tree which provides a stunning centre piece. To one side of this, with access from both the drawing room and dining room, is an oak pergola with scented climbing rose and water feature set amidst softly coloured and aromatic planting. This area enjoys the renowned Monk Garron sunsets. Ideal for evening drinks and outdoor entertainment. To the other side of the beech tree is a more formally planted box parterre leading to a higher level seated garden area, offering a different view across to the wild flower meadow and pasture. Both of which are frequented by butterflies, songbirds and most notably Barn Owls.

### STABLING AND STORAGE BARN

For those with an equestrian interest, there is a superb purpose-built steel frame barn that houses two large loose boxes and a spacious and fully enclosed tack room. There is a wash-down/tie up area with hot water shower and full electrics. There are outside sliding doors so that the barn can also benefit from being fully closed if necessary. Opposite the stables is a second purpose built steel framed barn with sliding doors. This is currently used as a feed-hay storage area and has ample space for further stables if required. There is also a fully secure workshop and an open fronted area used as a wood store. At the far end of the yard is a large open storage area. The stabling and storage barns are contained in an attractive courtyard area with two sets of double gates, one of which provides access into the paddocks. The paddock land is gently undulating and provides excellent grazing for horses or other livestock. All paddocks are enclosed by post and rail fencing and boundary fencing is dog proof.





## SITUATION

Monk Garron occupies a wonderful position within the much sought after Chalke Valley. It is nestled within the beautiful lower valley boasting far reaching views up towards the surrounding hills and with the status of being within the Cranborne Chase AONB. The property offers unrivalled access to some of the areas finest walking and out riding. Ebbesbourne Wake is a most picturesque village which is steeped in history, yet still retains all the traditional attributes, facilities and thriving community that one would wish for. The village has a wonderful award winning traditional pub. There is a shop, post office, sports centre and excellent primary school in Broadchalke which is 3.5 miles away. A wide range of facilities can be found in nearby Sixpenny Handley, Shaftesbury and Salisbury. The area is well known for an abundance of first rate schools, Sandroyd, Port Regis, Clayesmore, Bryanston and Sherborne.

### *General Information*

**Tenure:** Freehold

### *Services*

Mains water and electricity, private drainage and LPG central heating

### *Wayleaves and easements:*

The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

### *Local Authority*

Wiltshire Council

### *Council Tax*

Band D

### *Planning:*

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

### *Directions: - What3words:*

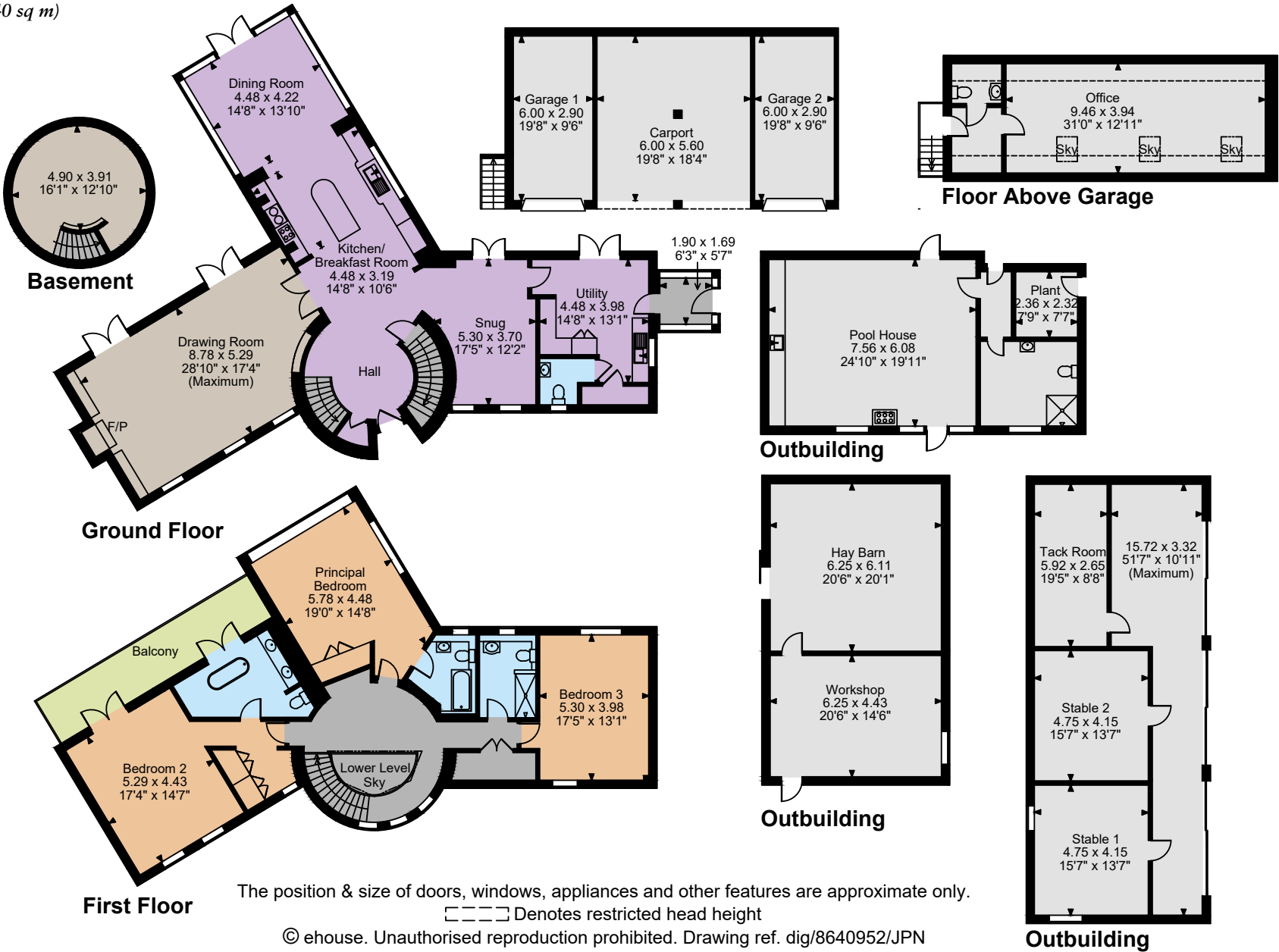
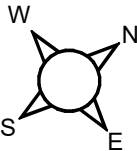
///operating.communal.tight - this will take you to the front gates to the drive

**Guide Price:** £2,500,000





Floorplans for Monk Garron, West End, Ebbesbourne Wake  
 Main house internal area 3,322 sq ft (309 sq m)  
 Garages & Carport internal area 756 sq ft (70 sq m)  
 Floor Above Garage internal area 336 sq ft (31 sq m)  
 Outbuildings internal area 2,474 sq ft (31 sq m)  
 Balcony external area 172 sq ft (16 sq m)  
 Total internal area 6,888 sq ft (640 sq m)





**Strutt & Parker London**  
43 Cadogan St, London SW3 2PR

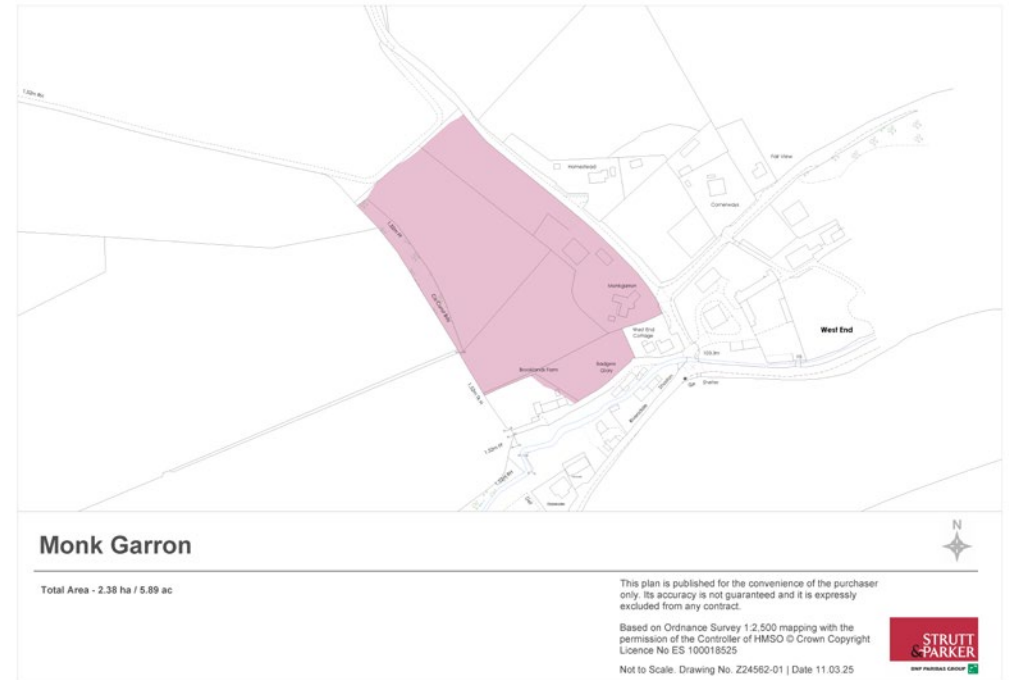
+44 (0) 20 7591 2213  
london@struttandparker.com  
struttandparker.com

**Strutt & Parker Salisbury**  
41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010  
salisbury@struttandparker.com  
struttandparker.com

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and Scotland, including Prime  
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