



MANOR FARM HOUSE CHOLDERTON, SALISBURY, WILTSHIRE

A Substantial Family Home With Versatile Grade II Listed Barn & Equestrian Facilities
Situated In A Desirable Village Location Within Easy Reach Of Cathedral City & A303

SITUATION

A303 1 mile, Grateley Station 3 miles, Salisbury 11.5 miles, Andover 9.5 miles, Winchester 27 miles, London 80 miles

Mainline trains: Grateley to London Waterloo 80 mins

International airports: Southampton 38 miles & Heathrow 68 miles

Manor Farm House is situated in the desirable village of Cholderton and enjoys an attractive village setting with southerly views over the adjoining countryside. The property benefits from excellent communication links with Salisbury to the south west, Winchester to the east and the A303 1 mile north connecting London to the west country. Mainline train services are available from Grateley, 3 miles to the east which provides direct services to London Waterloo.

EDUCATION

There is an excellent range of schools in the Salisbury area including Bishop Wordsworth and South Wilts Grammar Schools, plus a host of private schools including: Godolphin, Chafyn Grove, Leehurst Swan and Cathedral School with Farleigh at Red Rice, Rookwood at Andover and The Pilgrims (boys) and St Swithuns (girls) at Winchester. Newton Tony has its own primary school with a pre-school at Farley. Further details for independents can be obtained from isc.co.uk or via schoolsearch.co.uk. More comprehensive state school information can be obtained via the local authority at wiltshire.gov.uk.

LOCAL, SPORTING & RECREATIONAL

Cholderton enjoys a good sense of community with a church and public house whilst the neighbouring village of Grateley offers a Post Office/Shop, primary school, public house and mainline station.

A more comprehensive range of services are available in nearby Salisbury with the Cathedral City of Winchester also within easy reach. There are plentiful walking, outriding and cycling opportunities directly from the property onto the Salisbury Plain with fishing on the Avon by membership of the local angling club. Sailing and water sports are available on the south coast. Racing is at Salisbury, Wincanton and Bath. Polo is at Tidworth, hunting is with the Wilton, Tedworth and Royal Artillery. Golf can be enjoyed at High post, Tidworth and Salisbury & South Wilts.

For further tourism and leisure information see www.wiltshire.gov.uk

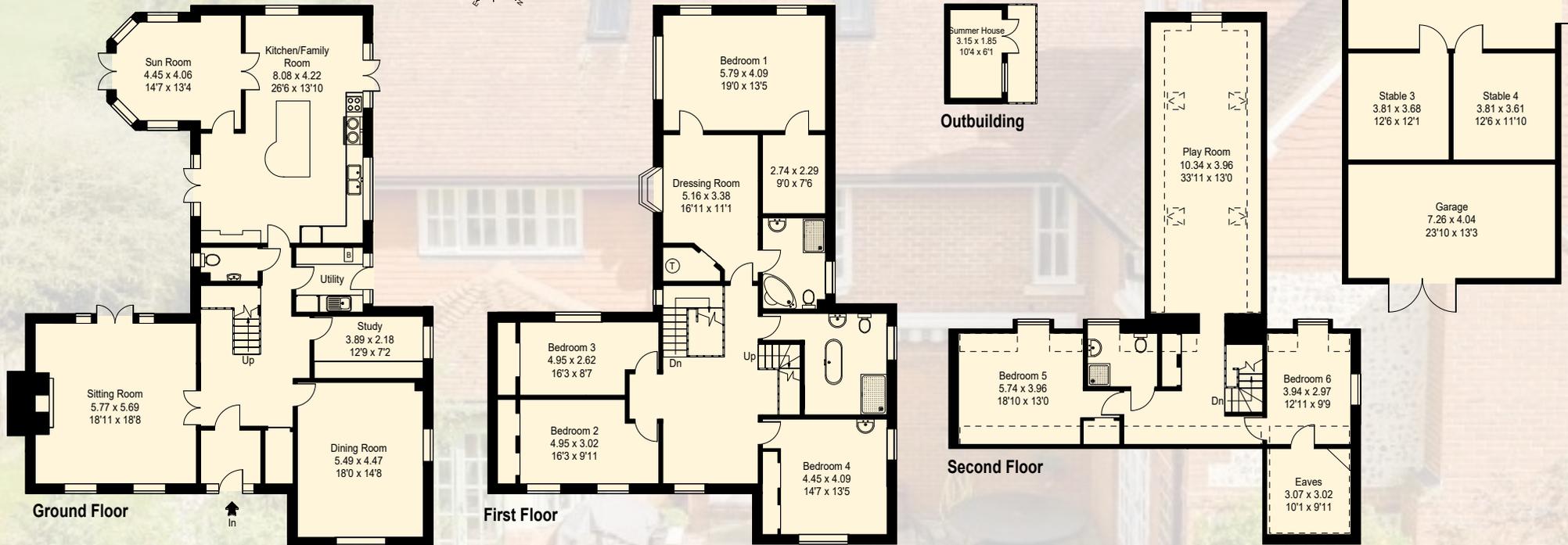


Manor Farm House, Cholderton, Wiltshire SP4 0DW

House Approximate Gross Internal Area :- 421 sq m / 4531 sq ft (Excluding Eaves)

Barn and Stables Approximate Gross Internal Area :- 321 sq m / 3452 sq ft

☐ = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR FOX GRANT 2018

This illustration is for identification purposes only.
Not drawn to scale, unless stated.

MANOR FARM HOUSE

Set back from the village road and approached over a sweeping shingle drive, Manor Farm House is a substantial modern country house, presented to the highest standards.

Constructed by the current owners in 2006, the property comprises attractive brick and flint elevations under a tiled roof, providing spacious and versatile accommodation extending to some 4,531 ft², arranged over 3 floors.

Situated centrally within its plot, the property enjoys an extensive lawned frontage, softened by mature trees and herbaceous borders with an enclosed lawned garden to the rear, backing onto open farmland.

To the southern elevation lies an attractive Grade II listed, timber frame barn which is currently used for stabling and garaging. Extending to some 3,452 ft², the barn has been subject to comprehensive renovation and offers the incoming purchaser further potential, having previously benefited from planning consent for conversion to residential or ancillary accommodation.

Beyond the formal gardens, a small track lies to the north western boundary which leads to attractive, gently sloping, free draining paddocks with water laid on.

A bridleway adjoins the paddocks providing direct access to outriding and the neighbouring Cholderton Equestrian Centre, offering first class facilities for hire, including an indoor arena.

HOUSE

- Expansive interior with open entrance hall
- Triple aspect bespoke kitchen with Aga, central island and doors leading to sun terrace
- Formal dining room
- Sun room with views over gardens
- Double aspect sitting room with open fireplace
- Study & separate utility
- Large master bedroom with dressing room & en suite bathroom
- 5 further bedrooms with 2 bathrooms
- 2nd study/games room

OUTBUILDINGS & EQUESTRIAN FACILITIES

- Timber framed, Grade II listed barn (3,452 ft²) offering further potential (STP)
- Garage
- 4 loose boxes with water and electric
- Solarium



LAND

- Gently sloping, free draining pasture over chalk
- Well fenced
- Water laid on
- Good outriding
- Additional land may be available to rent by separate negotiation

In all the property amounts to some **4.7 Acres**

AGENT'S NOTES

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. They have been carefully checked and calculated by the vendor's agents, however the purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

Town and Country Planning The property is sold subject to any development plans, tree preservation orders, ancient monument orders, town planning schedules and resolutions, which may or may not come into force. Purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the estate.

Local Authority Wiltshire Council 0300 456 0100

Council Tax Band 'G'.

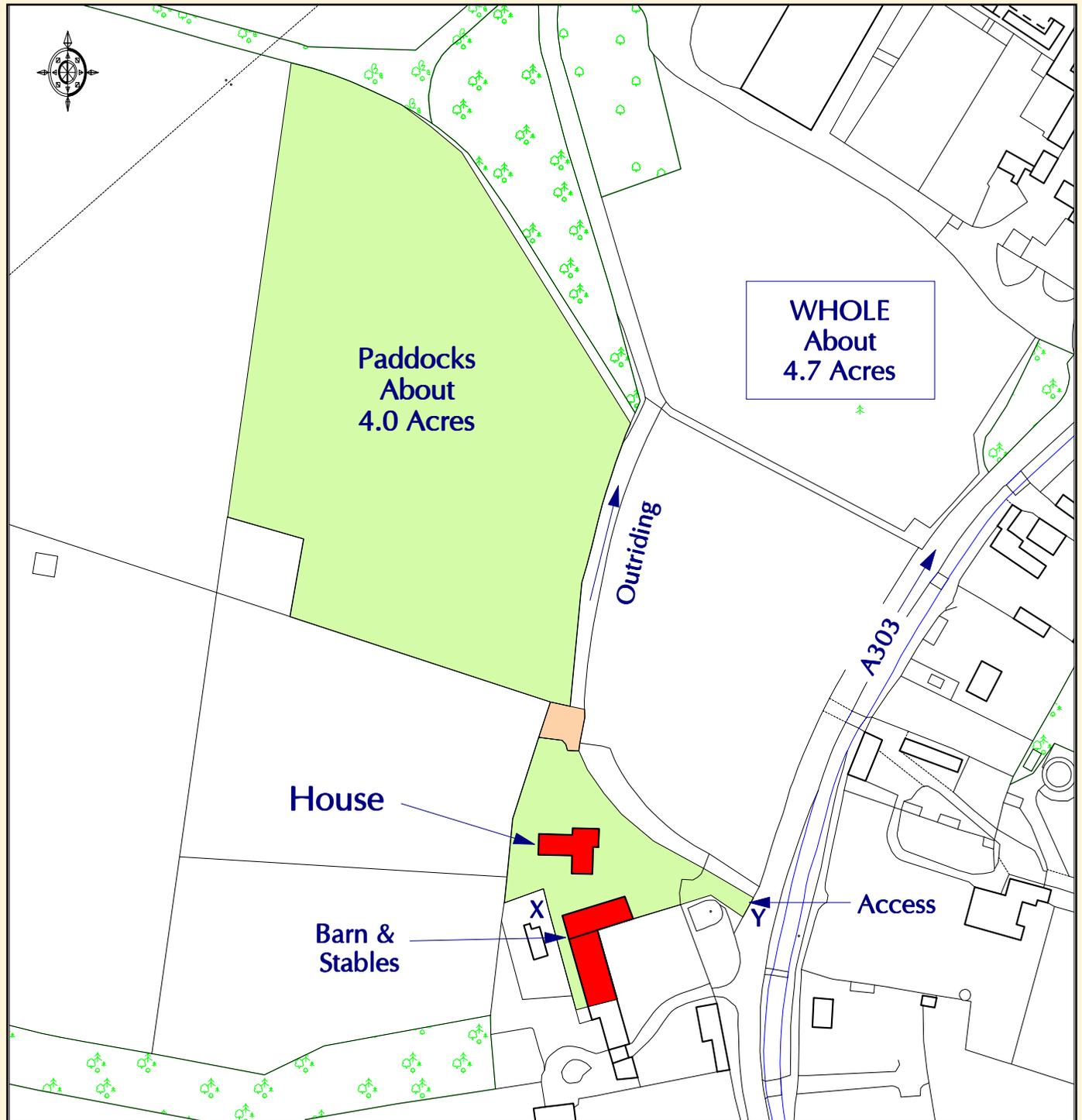
Services Mains water and electricity with private drainage to a septic tank. Oil fired central heating.

Rights of Way The property benefits from a right of access over the area shaded pink. BT have a right of way over the drive between points X & Y.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared in May 2018.





Fox Grant

VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact **Adam Field** or **William Grant** for further details or email adam@foxgrant.com

foxgrant.com



Adam Field



William Grant



DIRECTIONS

Postcode: **SP4 0DW**

From A303/West exit signposted Tidworth before taking the third exit at the roundabout towards Salisbury. Proceed for approximately 0.9 miles, entering the village of Cholderton and the entrance to the property will be found on your right hand side, adjacent to the war memorial.

foxgrant.com

COUNTRY & VILLAGE

FARMS, LAND & SMALLHOLDINGS

TOURISM & LEISURE

EQUESTRIAN SPECIALISTS

