



Fox Grant

UNDERHILL HOUSE EAST KNOYLE, SALISBURY, WILTSHIRE

A fabulous country home with extensive equestrian facilities situated in the Nadder Valley, enjoying panoramic views, all in just under 9 acres.

SITUATION

Shaftesbury 6 miles, Tisbury 6 miles, Salisbury 23 miles

International Airport: Bournemouth International Airport 34.6 miles, Bristol Airport 43.5 miles

Train Station: Tisbury 1 hour 48 mins to London Waterloo, Gillingham (7 miles) 2 hours to London Waterloo

Underhill House is situated in the hamlet of Underhill, just west of the thriving and sought after village of East Knowle, which has an excellent community shop/post office, children's playground and a Church.

East Knowle lies within the beautiful Cranborne Chase, a national landscape and Dark Sky Reserve, one of just 16 in the world!

The local towns of Shaftesbury and Gillingham and the large village of Tisbury are a short drive away, while Salisbury and Bath are both easily accessible with a more extensive range of shops, restaurants, cinemas and sporting facilities.

Education: The area is well known for the number of excellent schools which are within reach. These include Port Regis, Sandroyd, Hazelgrove, Clayesmore, Sherborne, Bryanston and Downside. There are several top-performing state primary schools in the immediate vicinity and the secondary school at Gillingham is always a top performer. For more details see www.iscis-sw.co.uk for independents and www.dorsetcouncil.gov.uk/education for state schools information.

Local, Sporting & Recreational: The surrounding countryside is ideal for a variety of rural pursuits such as walking, cycling and fishing. Racing is at Wincanton, Bath and Salisbury. Nearest hunting is with the South & West Wilts with associated pony club.

UNDERHILL HOUSE

A substantial country home of some 4000 sq ft with quite stunning views south, over the Blackmore Vale, outstanding equestrian, lifestyle and garaging facilities.

The accommodation comprises:

- Generous and Versatile living space
- Extensively refurbished
- Entrance hall
- Cloakroom
- Kitchen/breakfast room with pantry
- Utility room
- Drawing room
- Family room
- Study
- Playroom/reception room
- Large landing
- 5 bedrooms
- 4 en suites
- Laundry room

Outside

- Lots of parking
- 4 bay garage block
- Double garage
- Stunning views
- In and out driveway

Underhill House, Underhill, East Knowle
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)
Total internal area 7,825 sq ft (727 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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EQUESTRIAN FACILITIES

- Indoor 5 stable complex
- Store
- Hay barn
- Cloakroom
- Small kitchen area
- Small yard
- 40m x20m outdoor arena with Clopf and silica sand surface
- 4 paddocks, mains fed automatic water troughs
- 2 small starvation enclosures
- Gently sloping well drained land

EXTERNAL

- In all just under 9 acres
- Approached via brick driveway linking the two entrances with brick pillars
- 4 bay garage
- Double garage and store
- Large south facing terrace with stunning views
- Gardens predominantly to the southern side
- 24KW solar panels
- 2 solar edge inverters
- 2 Tesla Powerwall batteries providing all electricity for the property
- EPC rating A

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 has not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Local Authorities Dorset County Council Tel: 01258 454111

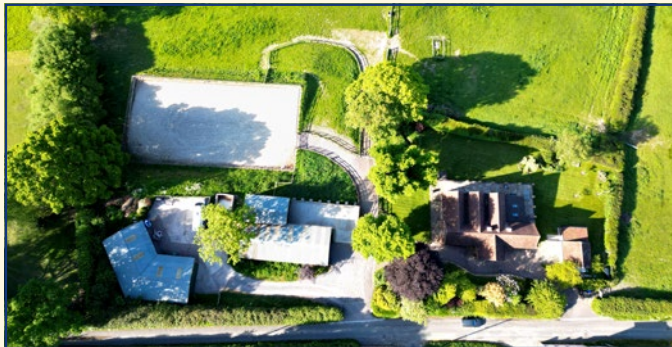
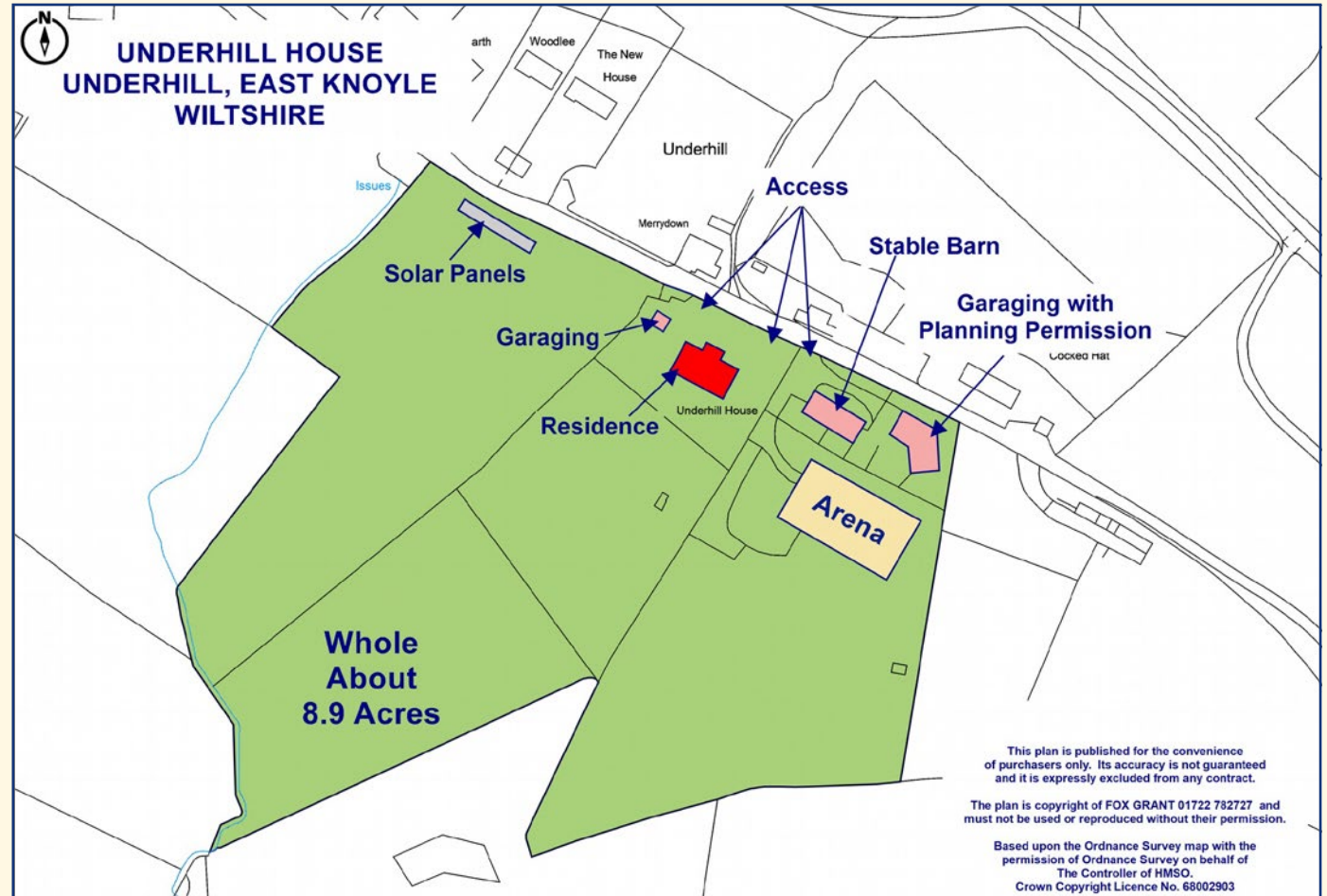
Council Tax Band G

EPC - A

Services Mains water and electricity. Private drainage to septic tank. Oil fired central heating.

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

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



VIEWINGS

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

foxgrant.com



**William
Fox Grant**



Rupert Langstaff

Fox Grant

UNDERHILL HOUSE SP3 6BS



DIRECTIONS

Postcode: **SP3 6BS**

From the A303 head south towards Shaftesbury on the A350 and take the right hand turning to East Knoyle. Turn right in front of the shop on to Church Lane turning 90 degrees right towards Underhill. After a short distance, the entrances to Underhill House will be found on the left hand side.

What3Words [///sitting.screening.truly](https://www.what3words.com/sitting.screening.truly)

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**