



Manor Farm House
Cholderton, Salisbury, SP4 0DW



Beyond your expectations



Manor Farm House

A charming family home set in a picturesque countryside village, set within approximately five acres of gardens and grounds.

Entrance Porch | Entrance Hall | Kitchen/Family Room | Sun Room | Sitting Room | Dining Room | Study | Utility Room | Downstairs Cloakroom | Six Bedrooms | Master Bedroom with En-suite & Dressing Room | Two Family Bathrooms | Shower Room | Play Room | Gardens & Grounds of Approximately Five Acres | Barn | Stables | Double Garage | Summer House | Picturesque Village Location

Description

Manor Farm House sits in an idyllic, convenient position in the highly sought after village of Cholderton. This stunning country residence boasts over 4500 sq. ft. of accommodation, an exceptional detached Grade II listed barn and approximately five acres of grazing with comprehensive equestrian facilities.

The home was constructed by the current owners in 2006 and is a superb example of a stylish and spacious country home. The superb accommodation and façade is reminiscent of a traditional farm house, therefore blending seamlessly with the glorious traditional homes surroundings.

The accommodation is both bright and beautifully balanced with the flow and flexibility of the home being a particular feature that can be adapted to suit both small or large families.

Upon entering the home you are greeted by a spacious, welcoming entrance hall that gives way to all principal reception rooms. To the front of the home are two formal reception rooms, a charming formal sitting room with an open fireplace and French doors leading to the rear terrace. The room enjoys a sunny, southerly aspect, therefore boasting a light and airy ambience, further complemented by an elegant formal dining room.





To the rear is the farmhouse kitchen, a wonderful heart of the home, open plan sociable living area. The kitchen area was recently refurbished with new stone flooring laid throughout, particular attention has been paid to creating a functional yet stylish space. There are ample storage cupboards, a large island unit with a breakfast bar and a traditional AGA. The kitchen area opens out to the breakfast area and then comfortable family seating area beyond with French doors leading to the garden. Adjoining the kitchen/breakfast room is a the versatile snug/sun room with double doors leading to the kitchen and French doors opening onto another garden terrace. Completing the extensive ground floor accommodation is the useful utility room, excellent fully fitted study, boot room and a cloakroom.

On the first floor there are four superb bedrooms arranged around a stunning open landing. There are three generous double bedrooms with built in storage that are serviced by a beautifully appointed family bathroom. The master bedroom is a room of particular note, boasting triple aspect views across the rear of the home and a spacious walk in wardrobe, dressing room and a luxury en-suite bathroom.

On the second floor there are a further two bedrooms serviced by a modern shower room. In addition there is a sizeable further room, ideally suited as another bedroom, media room or playroom. This glorious home has been designed and finished to exacting standards throughout. It occupies a wonderful rural village position whilst being within easy reach of all major commuter links and highly desirable schools.



Outside

The home is set well back within its plot with a sweeping shingled driveway providing ample off road parking and access to the Stunning Grade II listed Barn. The barn has been subject to a comprehensive renovation in the last decade and is currently used as established stabling and garaging. Having previously had planning permission to be converted into residential or ancillary accommodation, the imposing barn offers a wealth of opportunity for the next owner.

The formal gardens surround the home. The front garden has been attractively landscaped with established lawn, ornamental floral borders and specimen trees.

To the southerly aspect there is a paved terrace, perfectly positioned to best enjoy uninterrupted sunshine when entertaining or al fresco dining. The rear and side gardens are predominantly laid to lawn with mixed floral and herbaceous borders. A paved walkway runs around the home with the mature hedged and tree lined boundary providing an excellent degree of privacy

The paddocks can be found to the north western corner of the plot, accessed via a short track. The grazing is well maintained and sub divided into three paddocks with automatic water, electricity and secure fenced boundaries.

For the equestrian enthusiast, there is wonderful direct out riding from the home and access to Cholderton Equestrian Centre with all its amenities and facilities.

Situation

The property is situated in the highly sought after and picturesque village of Cholderton, surrounded by beautiful rolling countryside. The village itself plays host to a church and public house whilst the neighbouring village of Grateley offers a Post Office/shop, primary school with good Ofsted rating, public house, a church and train station with links to London Waterloo (80 minutes). The cathedral city of Salisbury sits approximately 11 miles to the south west of Cholderton and also has a train station along with regionally recognised retail, cultural and educational establishments as well as a range of award winning restaurants and bars. The area is renowned for its exceptional schooling with prep schools including Farleigh and fantastic schooling in Salisbury including both Bishops & South Wiltshire Grammar Schools, and Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Leehurst Swan, Godolphin School and Preparatory School.

Communication links are excellent with the A303 1 ½ miles to the north providing easy access to the south-west and to London via the M3.

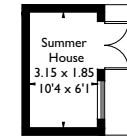
There are many sporting opportunities in the area including fishing, walking, cycling and riding whilst there is racing at Salisbury and polo and golf at Tidworth.

Agent's Note: Manor Farm House provides a right of access across their driveway to BT. There is an informal monetary agreement in place for the up keep of the driveway.

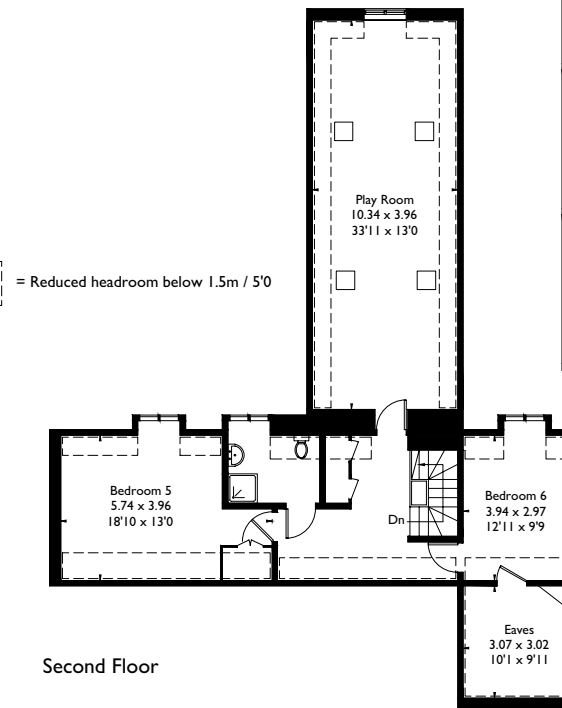
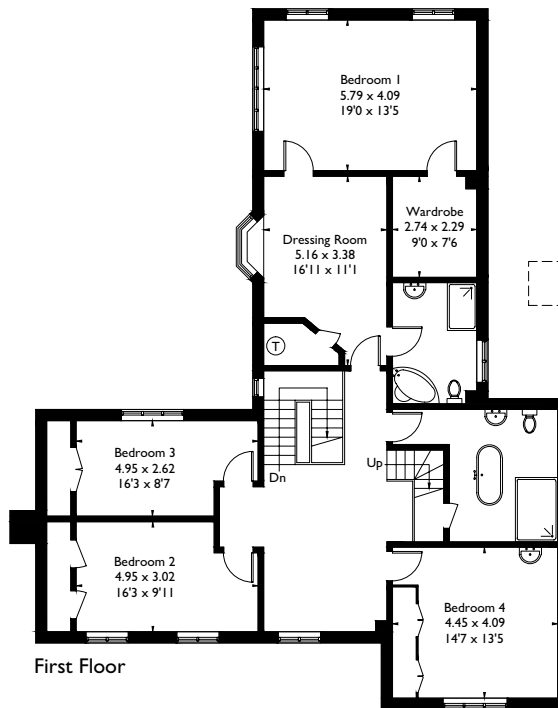
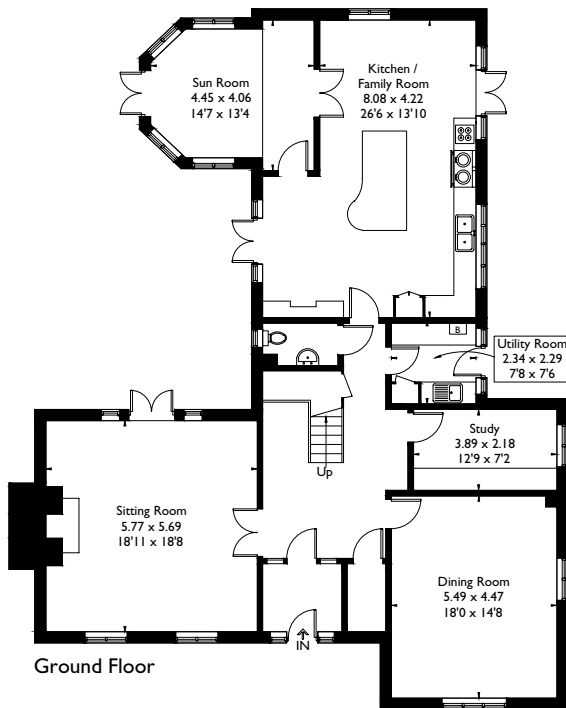




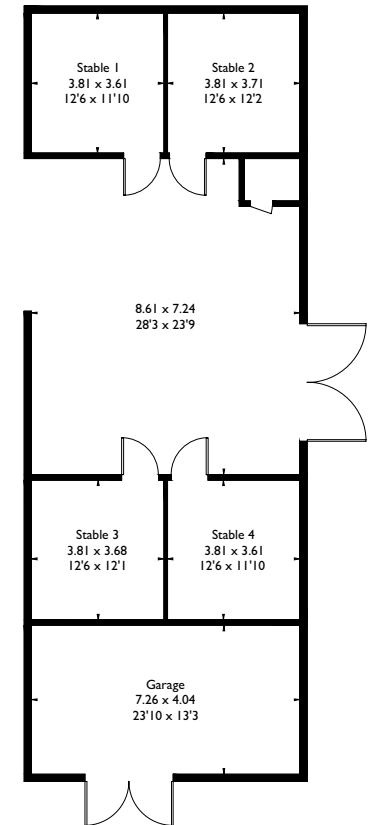
Approximate Gross Internal Area
House = 420.9 sq m / 4531 sq ft (Excluding Eaves)
Outbuildings = 157 sq m / 1690 sq ft
Total = 577.9 sq m / 6221 sq ft



Outbuilding
(Not Shown In Actual
Location / Orientation)



= Reduced headroom below 1.5m / 5'0





FOR CLARIFICATION For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

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