



WILTON PLACE





# WILTON PLACE

## WILTON SP2 ODL

An historic Grade II listed former rectory, occupying a privileged position within the heart of Wilton, with all of its amenities and within two miles of the Cathedral city of Salisbury. The property boasts impressive accommodation throughout and has been renovated to an exceptionally high standard; there are stunning riverside gardens extending to approximately two acres and a useful annexe.

In these days of frenetic lives, convenience is ever more necessary and important: living in a central location should, ideally, be matched by space to relax and peaceful surroundings to enjoy. It is highly unusual to be able to fulfil these objectives in one place, to combine country-house-style living with town dwelling is nigh on impossible, but with Wilton Place this ideal juxtaposition is successfully achieved.

Situated in the small, attractive town of Wilton, within easy walking distance of all the excellent amenities which it has to offer, Wilton Place occupies one of the most superb settings in this historic quarter of Wiltshire. The former ancient Capital of Wessex, Wilton has a long-held reputation as being a lovely place in which to live, with many beautiful period houses combining with charming cottages to form a traditional market town. A strong community spirit, underpinned by independent excellent services, shops, designers' studios, coffee shops, pubs and eateries, gives the town vibrancy and life, whilst traditional values remain, with a weekly market, cricket and tennis clubs and actively used Memorial Hall and Community Centre.

A grand Grade II Listed Georgian House, Wilton Place has occupied this privileged location within the heart of Wilton since 1795, when it was built for the prosperous Olivier family. Later to be pressed into service as the Rectory, for the neighbouring and







beautiful Italianate Church, the house was, for almost 40 years, the home to the novelist Edith Olivier and was included in her novel "Without Knowing Mr Walkley."

Listed in Pevsner and described as "generous", it still retains the essence of what it has always been, an outstanding family home with superb accommodation, substantial but not intimidating, elegant but still welcoming.

The fine, symmetrical brick façade, decorated with Doric columns flanking a central portico, provides an impressive entrance to the house. Beautiful architectural features, including a stunning Palladian Venetian window looking out over the gardens at the rear, populate the building and indicate that the integrity of the house has been maintained throughout its considerable renovation programme.

A stunning Reception Hall with marble floor and impressive staircase, provides a suitably grand entrance to the superb reception space. Flooded with natural light and with lofty ceiling heights, the house has a bright welcoming feel, the outstanding entertaining space combining with a practical family layout to form a house that performs on many levels.

A Drawing Room, of imposing proportions, with floor to ceiling windows looking out across manicured gardens, is a room to be enjoyed, and, with double doors opening into the Morning



Annexe



Annexe





Room, offers a fine reception space for all occasions.

The Dining Room is generous, as one would expect, and the Kitchen/Breakfast Room offers more than enough space for informal dining and congregating. Beautifully appointed, with integrated appliances, granite worktops and a gas fired Aga, the room opens to a very pretty Sitting Room with French windows to the garden.

On the first floor, the accommodation is equally impressive, enjoying wonderful views over the gardens and grounds. Four good bedrooms, a library (additional bedroom), dressing room and four bathrooms, form a good balance to the excellent reception space. On the second floor, two further en-suite bedrooms, a sitting room, study, occasional bedroom, kitchenette and cloakroom, combine to create an ideal teenagers' or staff apartment.

The lower ground floor also offers huge potential for separate use, with an independent entrance from outside, it currently provides a superb office or work from home space, a perfect wine store and a gym/media area.

Further independent accommodation, in the form of a fully self-contained, luxury Annexe, is set to the western side of the house. An extremely successful addition to the property, with private access and courtyard garden, it forms an ideal staff or granny flat, with open plan Sitting Room and Kitchen, Bedroom and Wet Room, all finished to the exceptional standard of the main house.

### **Garden and Grounds**

The Gardens are a fitting setting for the house, a beautiful verdant retreat and amazing riverside setting, outstanding for a house in such a convenient location, that makes it difficult to believe that the centre of Wilton is only moments away.

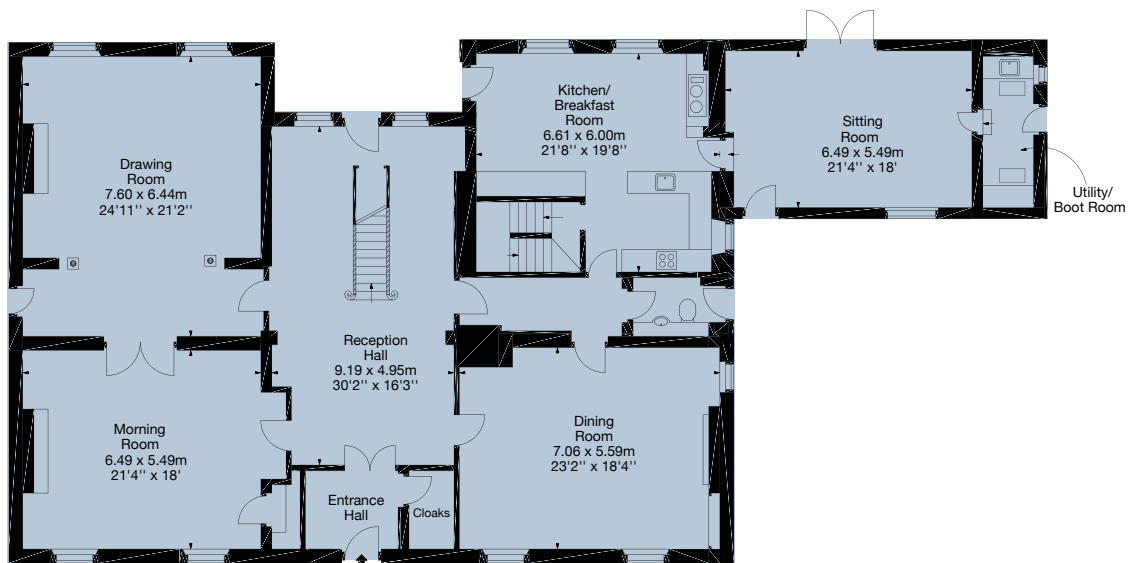
Formal lawns, manicured and extensive, leading down to a large attractive pond and on to a carrier of the River Nadder, form an elegant vista from the house. Well stocked herbaceous borders provide colour and scent throughout the seasons, whilst wonderful trees, including two cedars and stately copper beech, add height and maturity. A paved terrace, shaded by a pergola, with raised beds and pretty water feature, provides a perfect place in which to dine or relax.

A further, walled secret garden provides plenty of space for creating a kitchen garden or hidden play area and there are a number of outbuildings for storage.

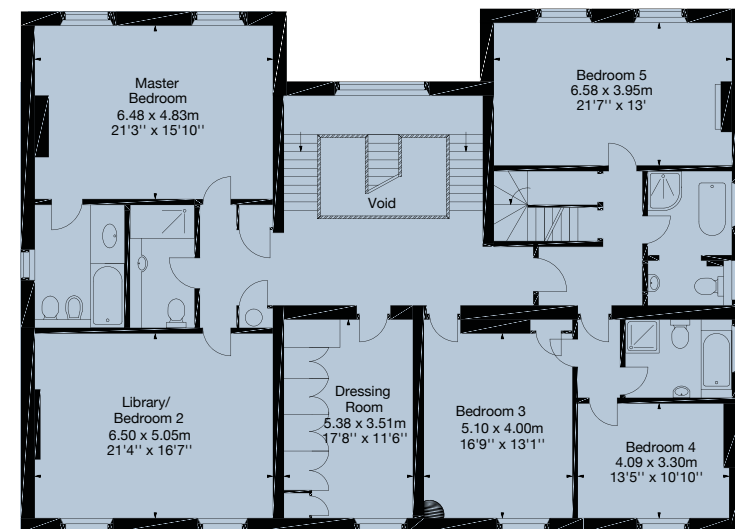




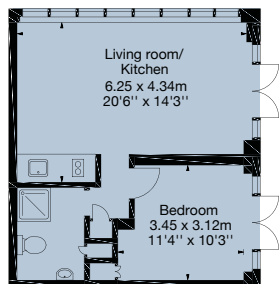




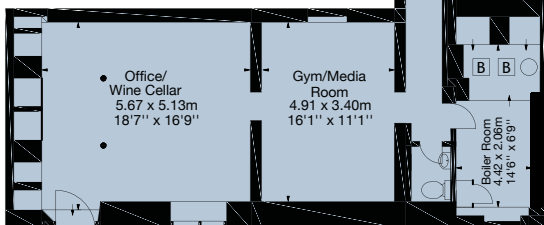
Ground Floor



First Floor



Annexe

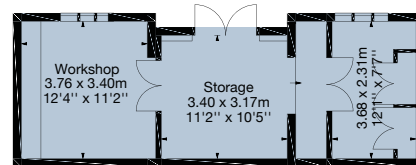


Lower Ground Floor

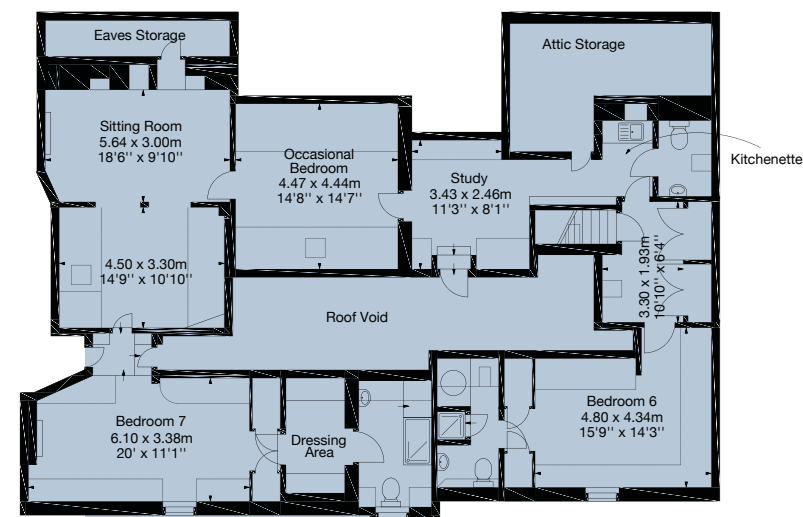
Wilton Place, SP2 0DL  
Approx. Gross Internal Area  
8567 Sq Ft - 796 Sq M

Annexe  
Approx. Gross Internal Area  
491 Sq Ft - 46 Sq M

Out Building  
Approx. Gross Internal Area  
415 Sq Ft - 39 Sq M



Out Building



Second Floor





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