



Eastleigh Stables, Bishopstrow, Wiltshire

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# A large five bedroom detached home set around a courtyard with swimming pool, garage and grounds

## Summary of accommodation

**Ground Floor** Hall | Courtyard (at the centre of the house) | 2 offices | Drawing room  
Dining room | Kitchen | Utility room | WC | Sitting room | 3 bedroom suites  
Pool/changing room and shower

**First 2** Bedroom suites

**Garden and Grounds** Tarmac driveway and parking | Gardens | Lawns | Woodland  
Swimming pool | Tennis court | Garage | Greenhouse | Wood store

In all about 4.35 acres

## Distances

Warminster 1.5 miles, Westbury 5.5 miles, Frome 9 miles, Trowbridge 11 miles, Bath 18 miles, Salisbury 20 miles (All distances are approximate).





## Situation

Bishopstrow is a small village and civil parish on the south eastern edge of Warminster in Wiltshire. Warminster is a popular Wiltshire market town featuring many historical buildings, parks and recreational facilities, as well as restaurants, pubs, bars and cafes and a good mix of excellent private and state schools, both primary and secondary; in Bishopstrow, there's also an international boarding school.

Bishopstrow is close to Longleat and lies on the edge of the Cranborne Chase and the West Wiltshire Downs area of outstanding natural beauty; the area has many nature trails, bridleways and footpaths providing excellent opportunities for walking, cycling and riding activities.

There are good communication links with the A303 approximately nine miles away providing access to the West Country and London. There are high speed rail links to London Paddington from various nearby stations.



## The house

As its name suggests, Eastleigh Stables is a converted stable block. Most of its immaculate 520 square metres are on the ground floor with the accommodation arranged around a central external courtyard, sunny hallways connecting all the rooms around it and glass doors opening onto it.

The entrance to this modern brick-built home is on the east side via a porch. There's a large open hall with tiled flooring; directly in front is the courtyard, on either side the hall extends along the length of the building, and to the left and right there are additional rooms (perfect for working from home) with stairs up to the bedroom suites.

The drawing room features an oversized fireplace with a woodburner that forms a focal point, glass doors onto the patio and three windows overlooking the gardens. The dining room also has glass doors to the garden and connects to the well-equipped L-shaped kitchen with granite worktops, tiled flooring and quality integral appliances. There's space for a large breakfast table and generous storage. Adjacent to the kitchen is a utility room and WC, and at the other side, a sitting room and bedroom suite.

Accessed from the other side of the courtyard, there are three bedroom suites and a pool/changing room with tiled flooring, shower and a door that opens onto the patio and pool area.

There are two staircases up to the first floor, one on each side of the main entrance hall. Both lead to bedroom suites with modern fittings and fixtures, fitted storage and Velux windows.



## Gardens and grounds

Eastleigh Stables sits in 4.35 acres of land adjacent to Eastleigh Court. It has its own entrance and drive through woodland and around a central lawn, where the four-car garage is located. There's an arch entrance through a brick garden wall, with paving that leads to the tennis court and the front entrance to the house. The paving continues beyond the front porch, around to the rear of the house, as well as across to the three gardens - one with a greenhouse, and another with a wood store.

## Planning Permission

Eastleigh Stables has an approved planning application for a timber 4 car garage/ outhouse granted in March 2023. App no: PL/2023/00279

## Property information

**Services:** Mains water, electricity and drainage. Oil central heating.

**Local Authority:** Wiltshire Council - [wiltshire.gov.uk](http://wiltshire.gov.uk)

**Council Tax:** Band G

**EPC:** E

**Method of Sale:** We are advised that the property is Freehold.

**Acreage:** In all approximately 4.35 acres.

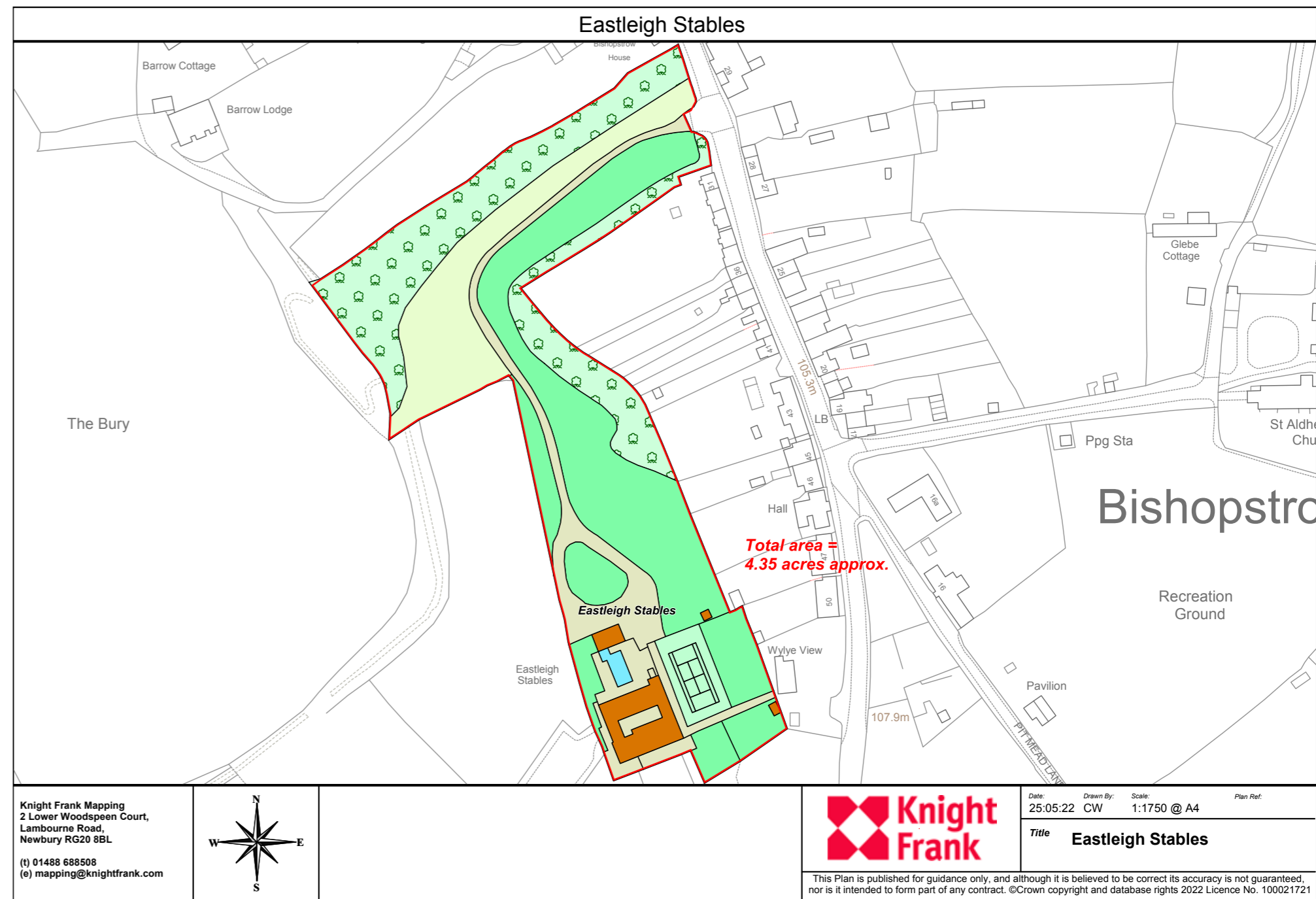
## Directions (Post Code BA12 9HW)

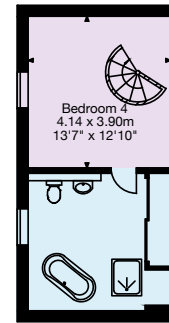
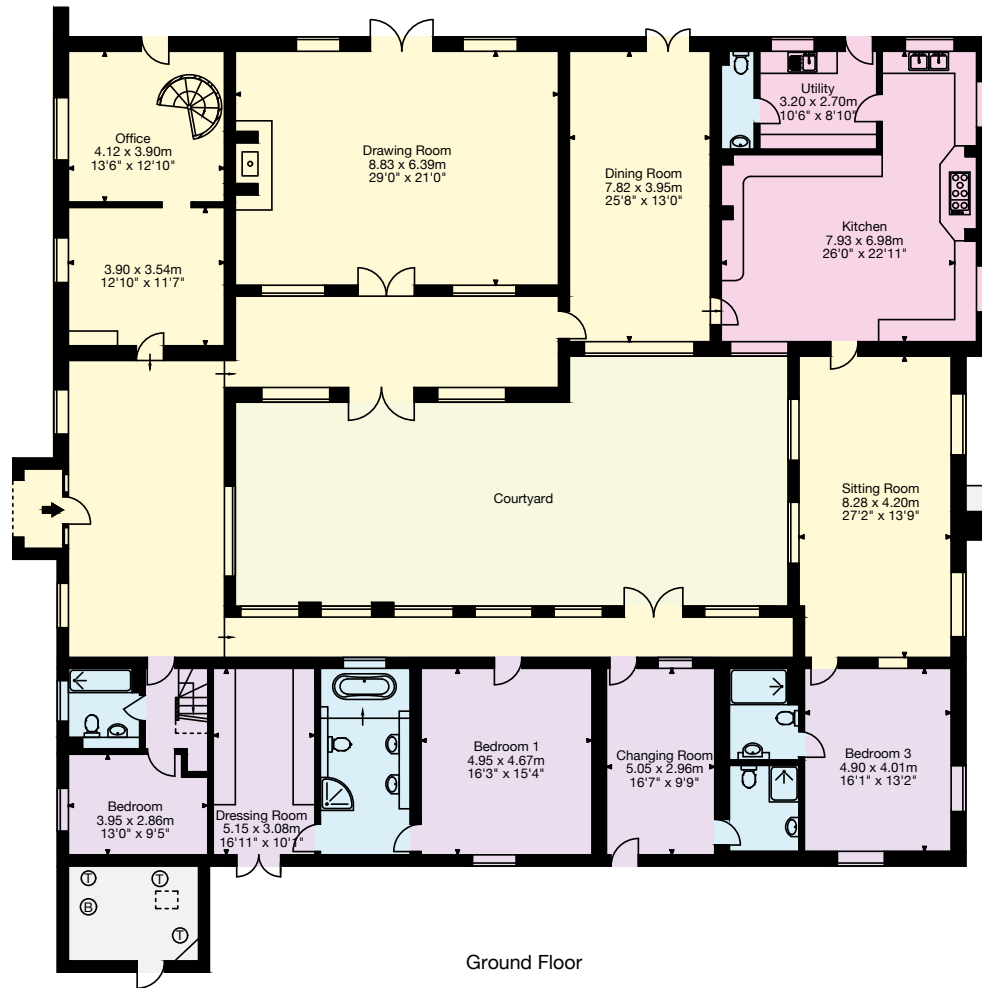
From Bath, follow A4 to Cleveland Place, turn right onto Cleveland Place and follow A36 to Bath Rd/B3414 in Warminster. Drive through Warminster, continuing for a mile, then turn right at the mini roundabout onto Bishopstrow Road. Just passed Bishopstrow College, turn right through the entrance to Eastleigh Stables.

## Viewing

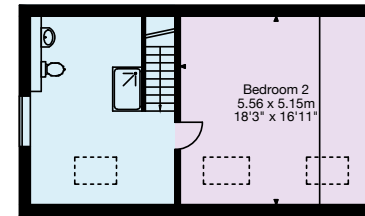
Strictly by prior appointment with the Knight Frank, LLP.

**Guide Price:** £1,490,000

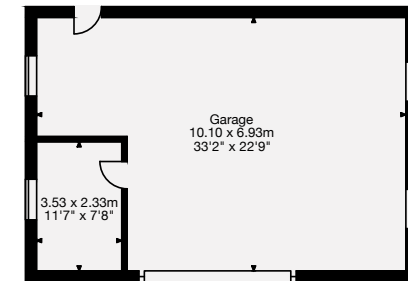




First Floor

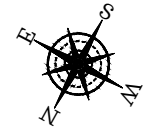


First Floor



Garage

Approximate Gross Internal Floor Area  
**Main House = 520 sq m / 5,604 sq ft**  
**Garage = 70 sq m / 753 sq ft**  
**Total Area = 590 sq m / 6,357 sq ft**  
 This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



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