



The Manor, Lower Woodford, Near Salisbury, Wiltshire



An immaculate **Queen Anne listed** manor house set in an elevated and private setting with separate cottage, outbuildings and beautiful garden and grounds.

Summary of accommodation

Garden Floor: Sitting room | Snug | Study | Laundry room | Wine cellar & store

Ground Floor: Entrance hall | Double drawing room | Dining room | Double bedroom | Kitchen/breakfast room with gallery | Cloakroom

First Floor: Principal bedroom with an adjoining bathroom and an adjoining shower room | Two further bedrooms | Shower room

Second Floor: Two further double bedrooms | Walk-in-wardrobe and large family bathroom

Cottage: Entrance hall | Cloakroom | Sitting room | Kitchen/breakfast room | Four bedrooms | Family bathroom

Outside: Large carport | Machinery store | Two stables with hay loft above | Greenhouse and garden pavilion | Storeroom
Oil store | Boiler room | Gardener's WC

Immaculate mature landscape gardens | Orchard | Paddock | Pastureland

In all approximately 11.36 acres

Distances

Salisbury 3 miles (London Waterloo from 90 minutes), Amesbury 6 miles, A303 6 miles

(All distances and times are approximate)



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The Manor

The Manor sits in a proud and elevated position with east-facing views overlooking its own beautiful gardens and grounds. This stunning Grade II listed Manor House is believed to date from the late 17th century with additions principally in 18th century and latterly in 20th century. The house still retains many fine period features such as cornicing, architraving, shutters and fireplaces.





Today, the property has been sympathetically refurbished and extended to create this fine family house in this highly sought-after location. The property has been modernised to the highest of standards with great care and attention to detail. In 2012 it was extended at the rear to create a wonderful double height 29 ft long kitchen/breakfast room with underfloor heating and a galleried study/library area running along the northern wall.

From the gravel drive is an elegant, splayed stone staircase leading up to the raised ground floor entrance hall off which is a fine 33.5 ft long double drawing room with a period fireplace, shutters and ornate corning.

On the opposite side of the hall is a well-appointed dining room, with original oak floorboards, beyond which is a double bedroom with fireplace and bath. To the rear of the property is a cloakroom beyond which is the beautifully appointed double height kitchen/breakfast room with galleried study area. French doors face west leading out on to the beautifully landscaped gardens beyond.

On the garden floor with excellent ceiling height is the sitting room, snug with parquet flooring, a panelled study, a wine cellar, a laundry room and store.

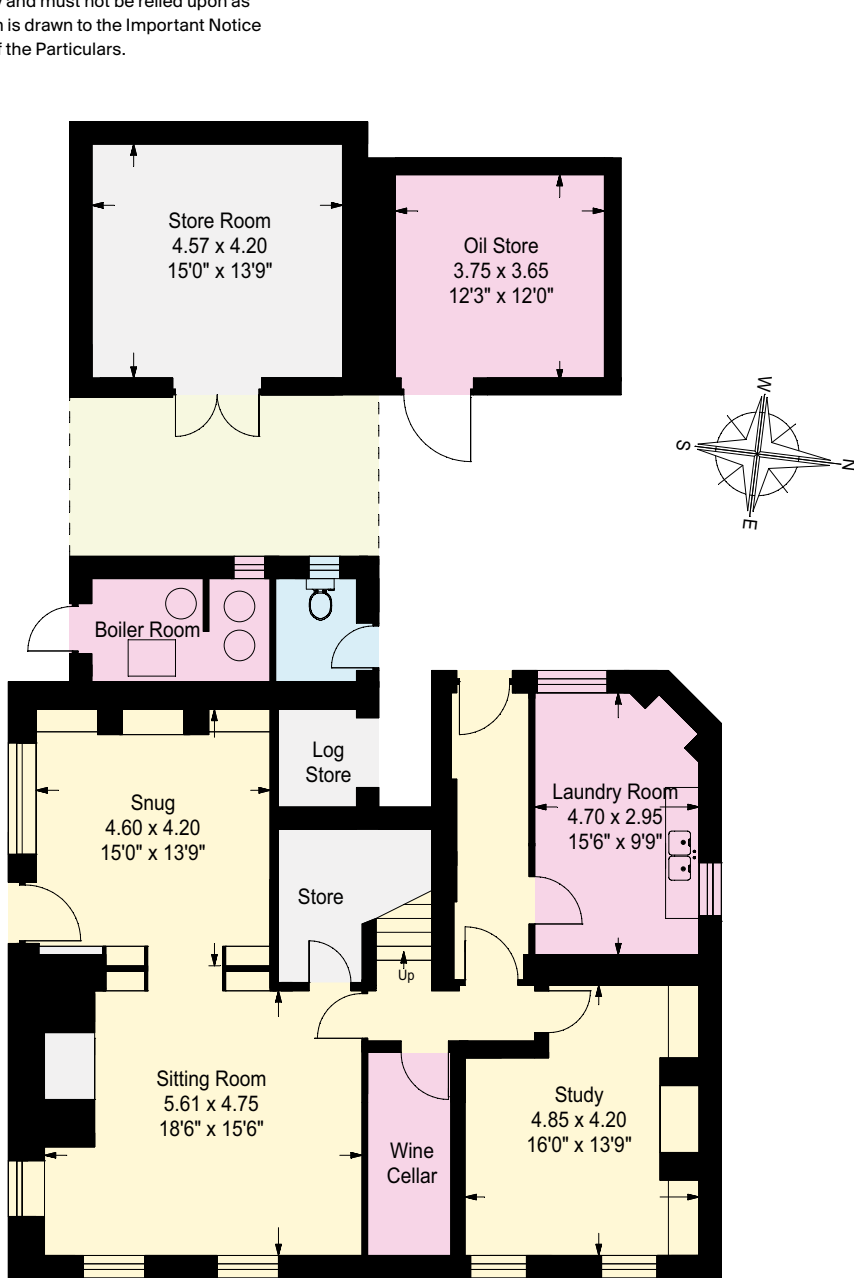
The bedroom accommodation is over the first and second floors and comprises a principal bedroom with adjoining bathroom and an adjoining shower room, two further double bedrooms, one with an adjoining shower room.

On the second floor are two further double bedrooms, a large walk-in-wardrobe and a fully fitted family bathroom.

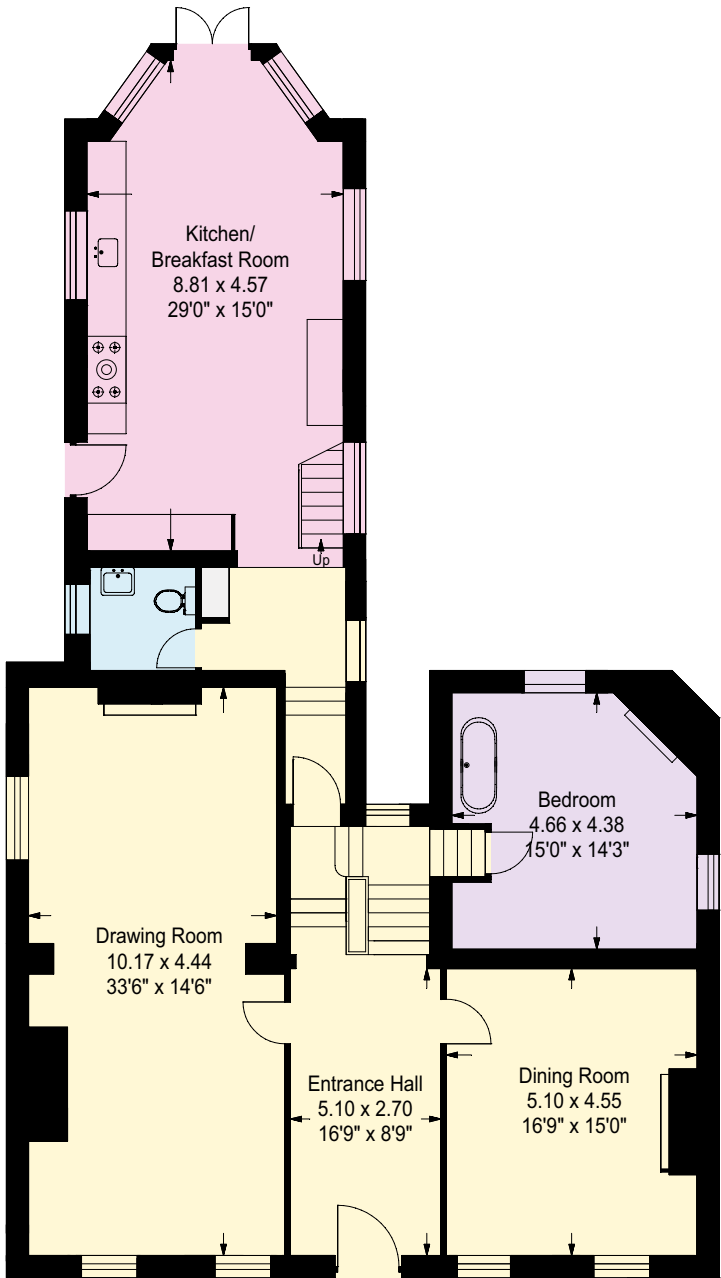


Approximate Gross Internal Floor Area
House: 532 sq m. or 5727 sq ft (Inc. Rear Stores)

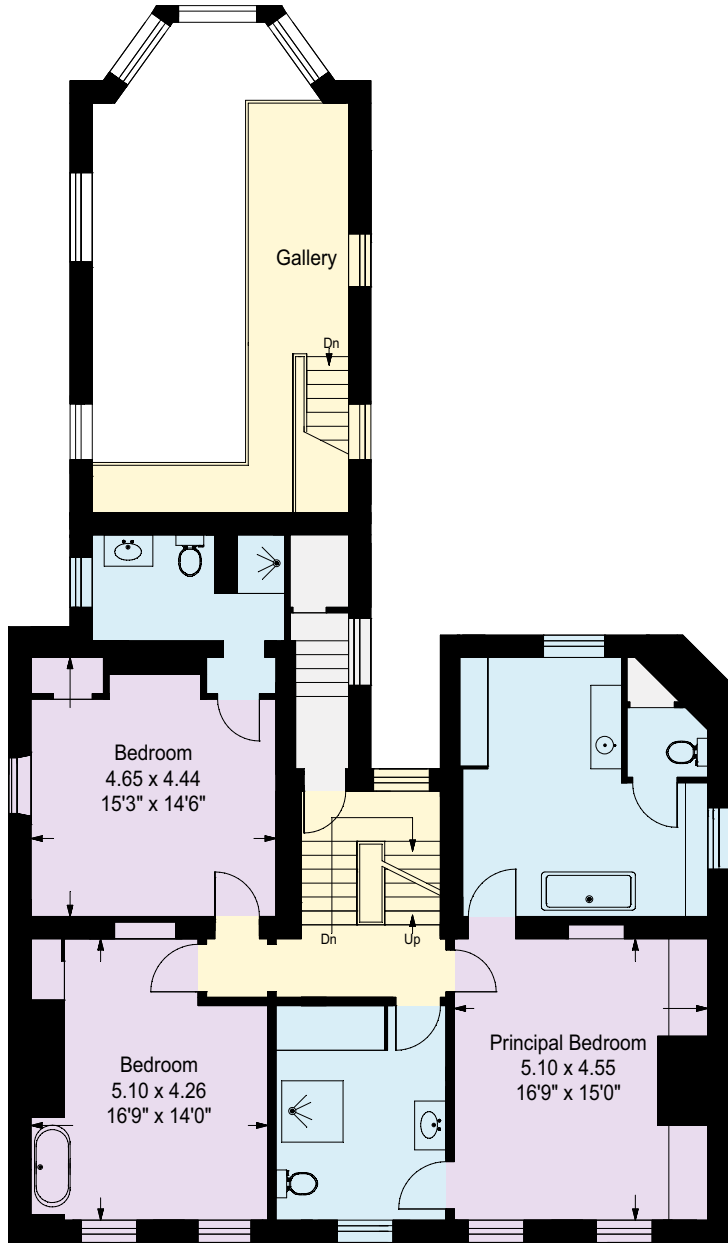
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



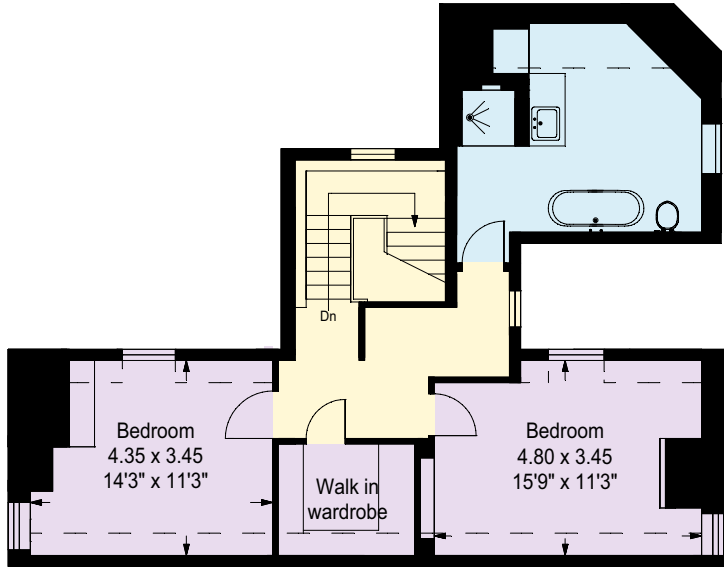
Garden Floor



Raised Ground Floor



First Floor



Second Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Garden and Grounds

The Manor is approached via a limestone pillared gateway with a gravel drive leading up to the front of the property. The beautifully landscaped gardens and grounds hugely compliment the property.

Lawns surround the house with many mature beech, oak and Yew trees and a variety of plants, trees and shrubs as well as well-stocked and tendered herbaceous borders. To the front of the house is a small copse, to the west a spring garden and to the east is a large terrace which enjoys the early morning sun.

A spur runs off the main driveway towards the vegetable garden and orchard as well as the outbuildings including the carport. There is also a secondary access off the village lane.

Within the vegetable garden is a pavilion with fireplace, beyond which is an orchard leading through to a paddock. To the north of the property, beyond the viewing platform, are four fields currently laid to grass.





Cottage

To the right of the entrance drive lies a two-storey cottage offered in immaculate condition and benefitting from its own private garden and parking.

In brief, it comprises a large open-plan sitting room/kitchen, cloakroom, bedroom four/dining room on the ground floor and three bedrooms and a bathroom on the first floor.



Approximate Gross Internal Floor Area

Cottage: 119 sq m or 1281 sq ft

Barn: 128 sq m or 1378 sq ft

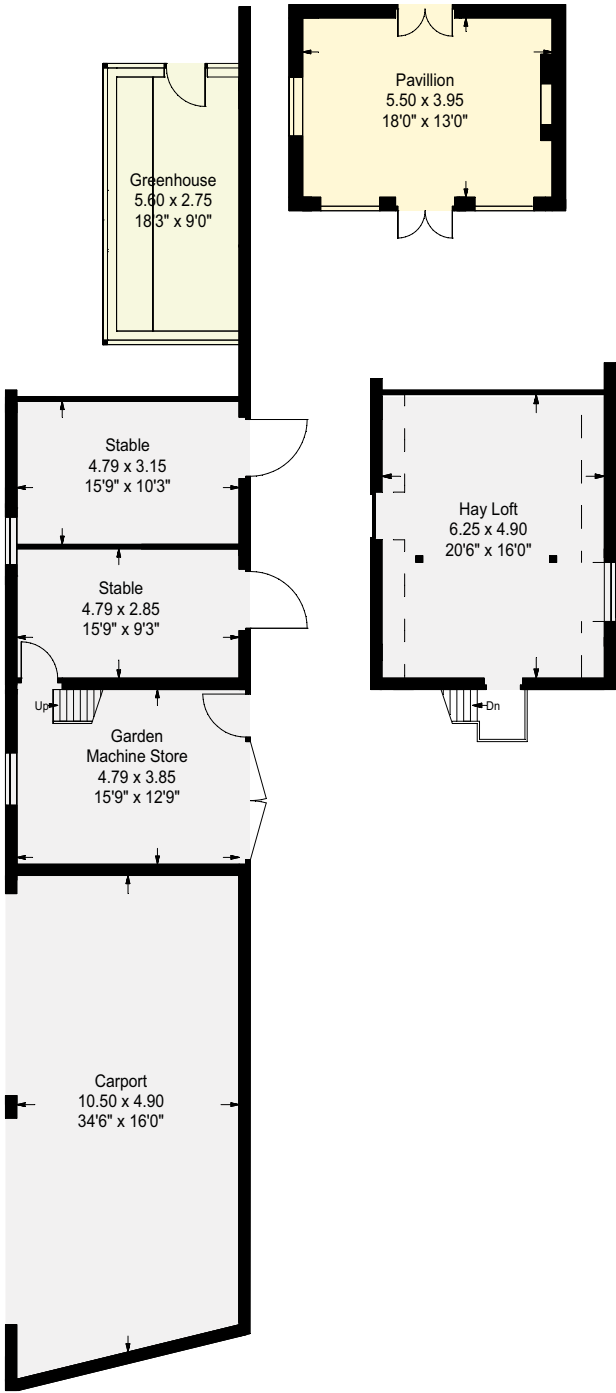
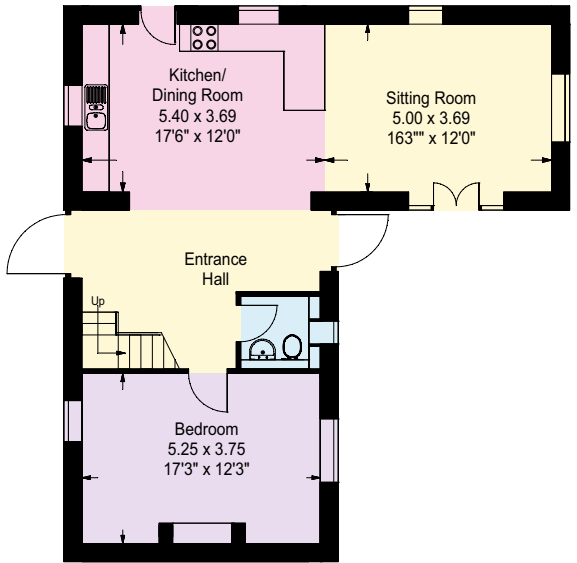
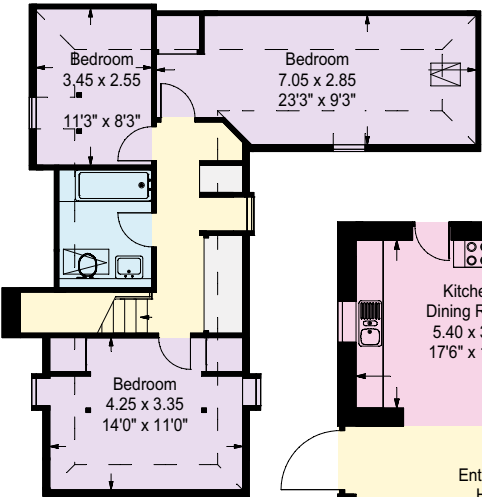
(Including Carport)

Pavillion: 22 sq m or 237 sq ft

Greenhouse: 15 sq m or 162 sq ft

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Cottage





Outbuildings

Separate from this building is a courtyard, with secondary access and a barn comprising of a carport, garden machinery store, two stables with extensive hayloft above. In addition, there is Alitex greenhouse.

Situation

The Manor lies in an elevated and private position within its own garden and grounds backing onto rolling farmland in this highly regarded village in the picturesque Woodford Valley.

The valley is particularly popular due to its beautiful countryside, attractive villages and the River Avon. There are no main roads through the valley which provides the area with an unspoilt and rural feel.

The nearby historic Cathedral city of Salisbury, three miles to the south, provides a diverse range of shopping, cultural and recreational facilities, some of which can be found at Amesbury (7 miles) to the north. The village has a pub and a church.



Transport links are excellent with the A303 lying approximately six miles to the north providing easy access to London via the M3 or to the West Country. Rail services from Salisbury offer frequent trains to London Waterloo taking from approximately 90 minutes.

There are a wide range of highly regarded schools within the area including Chafyn Grove School, Godolphin School, South Wilts Grammar School, Bishop Wordsworth's School, Farleigh School, Dauntsey's School and Sandroyd, but to name a few.

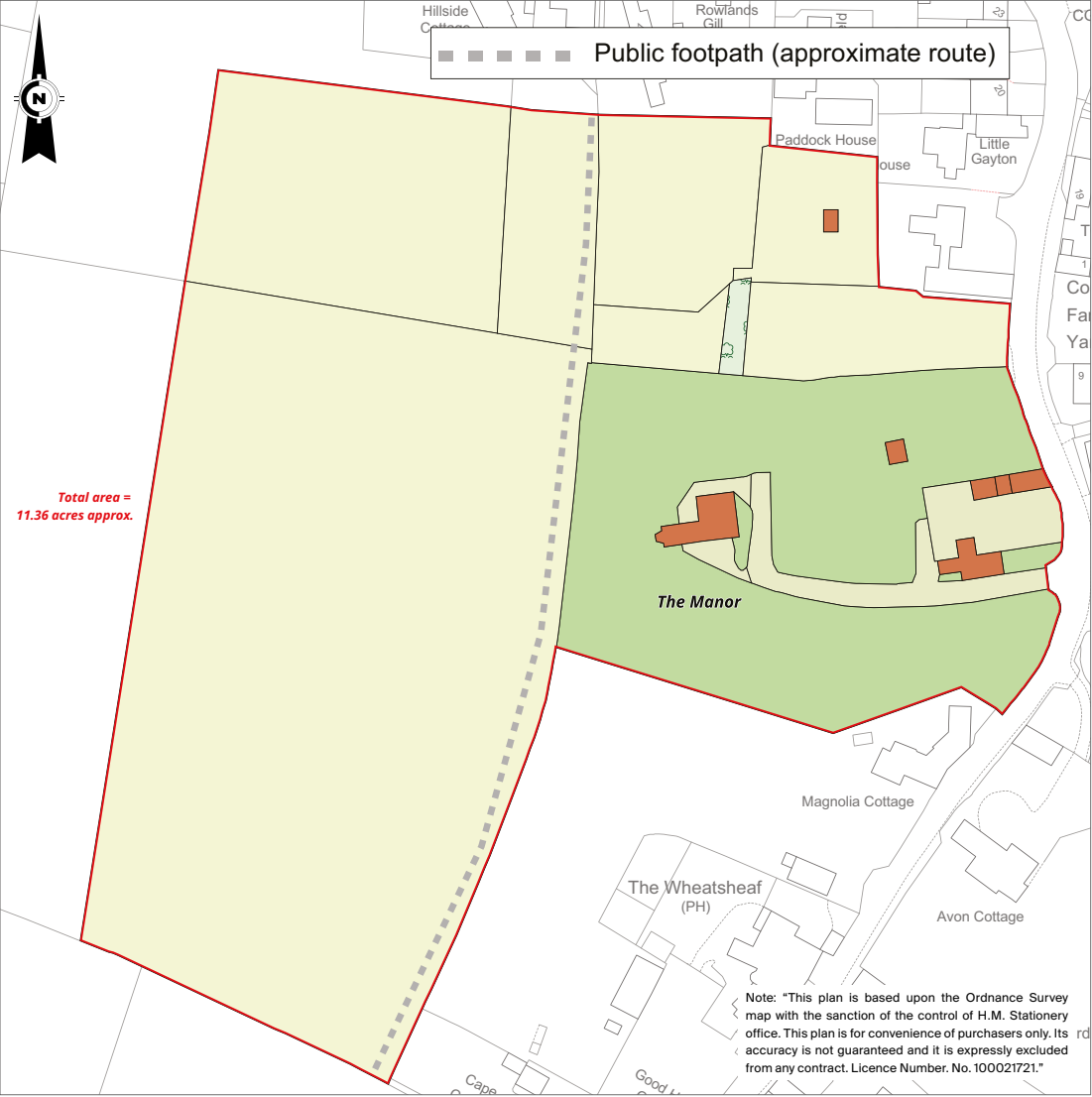
The surrounding area provides an excellent range of recreational activities including fishing on the River Avon, golf, racing and walking with an extensive network of footpaths throughout the surrounding countryside.

Services

Main House: Mains electricity, water and private drainage.
Oil central heating.

Cottage: Underfloor heating and hot water using oil.
Septic tank and rainwater to a soak away.

Broadband: Full fibre with 124MB. Provider: BT and EE.



Directions

Postcode: SP4 6NQ

What3Words: ///belly.adverbs.evolution

Viewings

Strictly through the sole selling agents, Knight Frank LLP.

Property information

Tenure: Freehold

Local Authority: Wiltshire Council: 0300 456 0100

Council Tax: The Manor: Band H

EPC Ratings:

The Manor: E

The Cottage: C

Special Note: There is an Agricultural Tenancy in place on the fields to the west of the property and an annual rent received. This has been in place since 2014.

Guide Price: Offers in excess of £5,000,000 for the whole.

Footpath/Right of Way

There is a footpath running along the eastern boundary of the field and the western boundary of the house gardens. It is properly fenced and does not detract any enjoyment from the house.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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