

# Arundell House

Tisbury, Wiltshire







A handsome late Victorian residence,  
beautifully restored and set within the heart  
of a thriving village, offering elegant interiors,  
versatile ancillary accommodation, and  
far-reaching countryside views.

Tisbury train station <0.5 miles (London Waterloo 1 hour 44 minutes), Shaftesbury 9 miles, Salisbury 14 miles  
(All distances and times are approximate)

5-7	4	5

Summary of accommodation

Arundell House

Porch | Entrance hall | Sitting room | Library | Home office | Dining room | Snug | Games room | Kitchen/dining room | Pantry | Cellar  
Principal bedroom with en suite bathroom | Guest bedroom with en suite bathroom | Three further bedrooms | Two shower rooms | Laundry/possible sixth bedroom

Barn Cottage

Gym | Kitchen | Shower room | Home office/studio | Double garage with electric doors | First floor loft storage

Gardens & Grounds: Front and rear gardens | Terrace | Summer house | Garden stores

In all about 0.72 acres



# Location

Arundell House enjoys an enviable position at the heart of Tisbury, one of the most sought-after villages in the Nadder Valley. Set within the Cranborne Chase Area of Outstanding Natural Beauty, this vibrant and well-connected village has become one of the South West’s most desirable rural destinations, combining traditional country life with an exceptional range of independent shops and services.

Within walking distance of the house are excellent local amenities, including a delicatessen and coffee shop, a highly regarded wine merchant, butcher, florist, Post Office, chemist, and doctors’ surgery. The village is also home to Messums Wiltshire, an acclaimed contemporary art gallery and cultural venue, and Studio Zest, a popular health and wellness studio. The Nadder Centre offers a range of community and sporting facilities, including tennis courts, a gym, and classes for all ages.

Tisbury has a strong sense of community and benefits from two well-loved pubs—the Boot Inn, a short walk away, and the Beckford Arms, a renowned country inn less than a mile from the house. The beautiful Fonthill Estate, with its historic parkland and lake, provides superb walking, and some of the region’s most picturesque picnic spots. Nearby attractions also include the Grade I listed Old Wardour Castle, the gardens and café at Pythouse, and excellent dining options in the surrounding villages, including Hindon’s Grosvenor Arms and The Lamb.

Despite its peaceful setting, Tisbury offers outstanding connectivity. The mainline station is just a few minutes’ walk from Arundell House and provides a direct service to London Waterloo in under two hours. The A30 and A350 connect the village to Salisbury, Shaftesbury, and Bath, as well as to the A303 for fast access to the M3 and beyond.

There is an excellent choice of schooling in the area. These include local primary schools, grammar schools in Salisbury, and a selection of respected independent schools such as Port Regis, Sandroyd, Sherborne, Bryanston, and Canford.

# Arundell House

Arundell House is a distinguished village home of architectural charm and historical note, believed to date from 1884. Originally the Dowager’s house built for Lady Arundell of Wardour, there have been a number of people of note who have lived at Arundell including Rudyard Kipling and Paul Hardy RA artist, before being extended and used as a girls prep school in the 1920’s. The property has been the subject of a comprehensive restoration that combines the elegance of its original design with the sophistication of contemporary family living.







Accessed via an electric entry gate leading to a lavender-lined gravel drive and handsome stone façade, the house enjoys a prominent yet private position in this sought after village. The formal entrance hall, with original cornicing and wooden floors, provides a wide and welcoming introduction to the house. The beautifully proportioned reception rooms include a refined sitting room with a wood-burning stove, an elegant library, and a formal dining room with a bay window offering views across the front garden. The seven original fireplaces in the house are all working.

The rear of the house offers relaxed family living with a snug, games room, and a substantial kitchen/dining room designed by Guild Anderson. Featuring bespoke cabinetry with unique cast 'Arundell' handles, Calicatta marble worktops, an Everhot range, Gaggenau appliances and a large island, this space opens directly onto a terrace that captures the best of the westerly light and views across the surrounding countryside. The kitchen also includes full height and width electric curtains and ceiling mounted speakers. A walk-in Butler's pantry and well-placed boot/boiler room enhance the practical appeal of the home.





BEDROOM ACCOMMODATION

Upstairs, the first floor offers well-balanced bedroom accommodation. The principal suite includes a spacious bedroom with sweeping views, a generous en suite bathroom with separate shower, and a wall of built-in wardrobes. There is also a guest suite, further bedroom, a separate family shower room and a laundry room that could be used as a sixth bedroom if required. A further two bedrooms and a shower room sit within their own private wing, ideal for teenagers or guests. There is also potential to convert and refurbish the former servants quarters in the full height attic space, subject to obtaining the necessary planning consents.



FLOOR PLAN

Approximate Gross Internal Floor Area  
Main House = 500 sq m / 5,381 sq ft  
Barn = 104 sq m / 1,119 sq ft  
Garage = 74 sq m / 796 sq ft  
Outbuilding = 15 sq m / 161 sq ft  
Total Area = 693 sq m / 7,457 sq ft



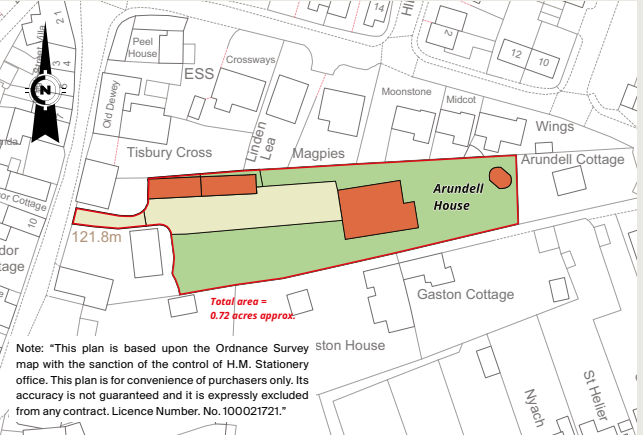
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



# Barn Cottage & Outbuildings

Across the courtyard from the front of the house, Barn Cottage offers outstanding ancillary accommodation. The vaulted studio/home office, with its adjoining kitchen, shower room and gym make an ideal space for wellness, creative pursuits, or entertaining, or additional accommodation. Next to this space is a large double garage with electric doors and a staircase rising to a generous loft room offering further storage or potential for other uses.

A charming Crown Pavilion summer house with del-vita pizza oven sits in the rear garden, positioned to enjoy the last of the sun and views across the neighbouring countryside. To the front, the gardens are defined by manicured lawns, mature planting and dry-stone walling, while to the rear, the south-westerly aspect ensures excellent light and a beautiful setting for al fresco dining.



# Property Information

**Services:** Mains electricity and water. Oil-fired central heating with a tiger loop system allowing both properties to use one oil tank. Private drainage via septic tank. Giveenergy all in one 13.5kwh battery and gateway installed in the cellar. 2 Freestanding EV charging points with their own electricity supply. Barn Cottage and the summer house are hardwired ethernet access linked to the main house.

**Tenure:** Freehold

**Local Authority:** Wiltshire Council

**Council Tax:** Arundell House: Band G  
Barn Cottage: Band A

**EPC Ratings**

Arundell House: E

Barn Cottage: F

**Viewings:** Viewing by prior appointment only with Knight Frank.







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