



**CLEEVE HOUSE, CHURCH LANE, FIGHELDEAN, SALISBURY SP4 8JL**

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**BAXTERS**  
PROPERTY & LAND AGENTS



**CLEEVE HOUSE, CHURCH LANE, FIGHELDEAN, SALISBURY SP4 8JL**  
**PRICE GUIDE: £940,000**

Tucked away within the well-regarded Wiltshire village of Figcheldean and accessed off a private road, is Cleeve House, an imposing dwelling of immense character which, together with an impressive wholly self-contained annexe (shaded cream on the floor plan), boasts a staggering 5668 sq feet of accommodation.

Truly unique, Cleeve House offers a variety of uses from individual family living, multi-generational living and, it's present function as an established, successful holiday and letting business providing an additional income. Please note that there is a healthy diary of forward bookings and income which will be transferred to the new owner's intent on retaining the business.

The original house, Cleveland Lodge, was built in the early 1800s and subsequently destroyed by fire. It was then re-built in 1870 since when it has been a private residence, a vicarage, a private nursing home and once again a family home now known as Cleeve House. The main house offers exceptional accommodation over three floors with a large welcoming reception hall, elegant living rooms, a fabulous farmhouse kitchen, office/study, large wine cellar, five large double bedrooms and two luxurious bathrooms. The annexe can be accessed separately or via the main house and comprises a sitting room, kitchen/dining room, 6 double bedrooms, bathroom and two cloakrooms.

Both Cleeve House and the annexe can be accessed off the drive which will accommodate approximately 10/12 vehicles. There is also a useful external detached brick built two room store. The garden has been professionally landscaped to make best use of the available space with various seating areas and a generous lawn bordered by raised planters.

We strongly recommend an internal viewing to fully appreciate the accommodation and, to understand the multi-functionality of the whole property.

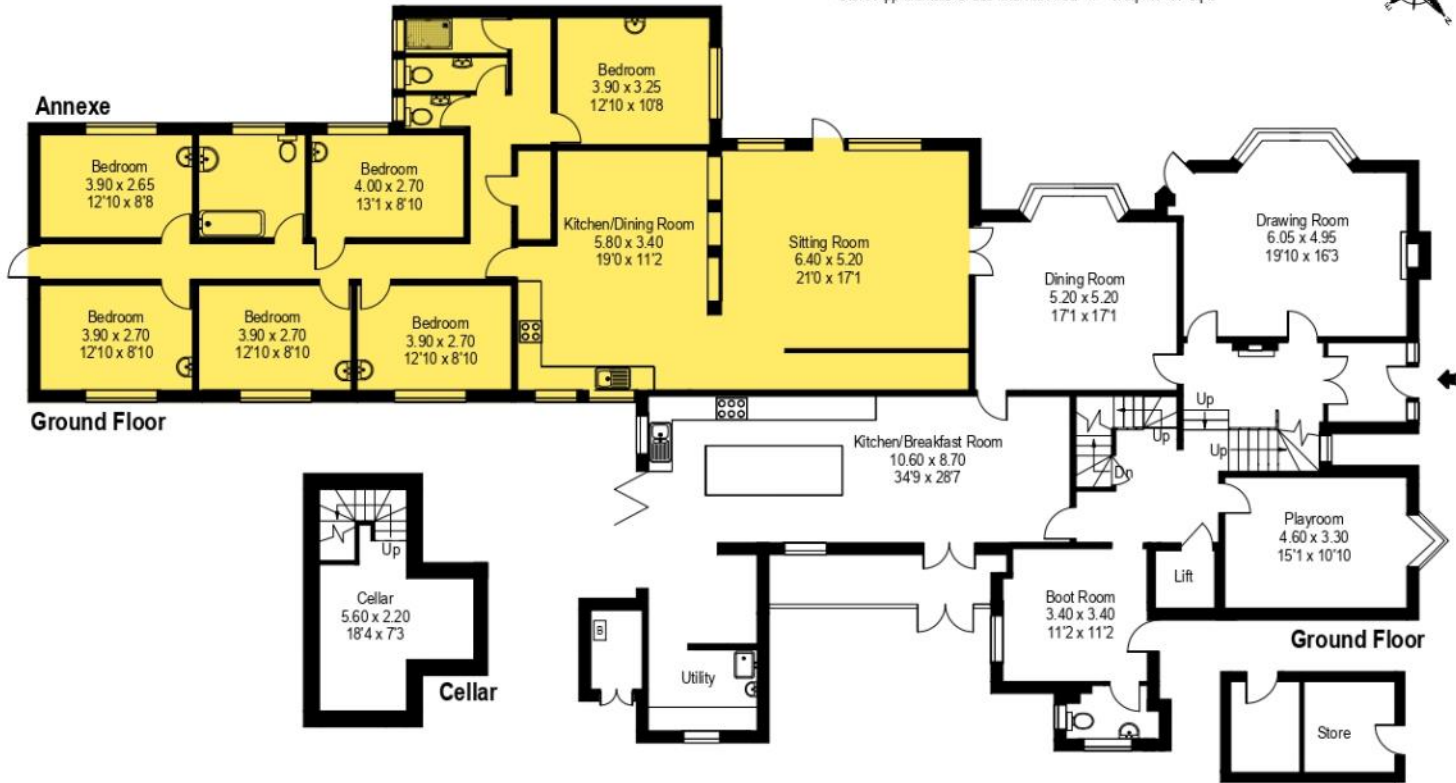
**LOCATION:** The Wiltshire village of Figcheldean, lies four miles to the north of the historic market town of Amesbury which offers a comprehensive range of shopping and leisure facilities together with schooling. The ancient rural settlement/hamlet of Ablington adjacent to Figcheldean also has a hugely popular preschool. The medieval cathedral city of Salisbury, approximately 12 miles to the south, offers a good range of social, cultural and educational amenities including the Salisbury Playhouse, Arts Centre and cinema, historic Charter Market, a variety of state and private, primary and secondary schools and mainline railway station serving London (Waterloo) and the West Country. Mainline railway stations are also located nearby in Pewsey and Grateley. The A303 with its links to the M3 (London and the West Country) is approximately 3 miles away.

**DIRECTIONS:** From the cathedral city of Salisbury proceed in a northerly direction along the A345 into and through the country town of Amesbury. Continue to the Countess roundabout and continue straight across following the A345 towards Durrington. At the next roundabout continue across, still following the A345 (Netheravon Road). Follow the road for a short distance turning right signposted Figcheldean and the High Street. Bear left and continue through the village, turning right into the drive immediately after the right hand bend into Church Street. Cleeve House will be found on the right, clearly identified by the Baxters FOR SALE board.

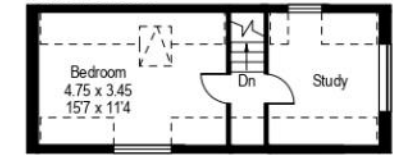


**Cleeve House, Church Lane, Figheledean, Salisbury SP4 8JL**

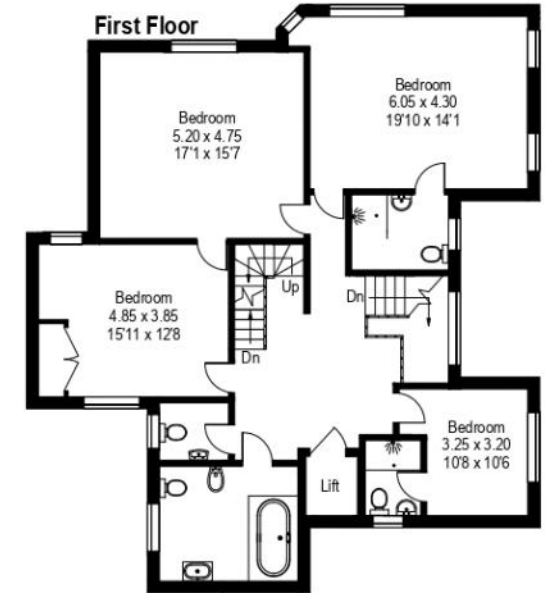
Total Approximate Gross Internal Area :- 527 sq m / 5668 sq ft  
 Main House Approximate Gross Internal Area :- 308 sq m / 3309 sq ft  
 Annexe Approximate Gross Internal Area :- 210 sq m / 2262 sq ft  
 Store Approximate Gross Internal Area :- 9 sq m / 97 sq ft



**Second Floor**



**First Floor**



PRODUCED FOR BAXTERS 2023  
 This illustration is for identification purposes only.  
 NOT DRAWN TO SCALE, UNLESS STATED.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band H : £4,499.70 for year 2024/2025 .  
 All mains services connected. Mains Drainage. Oil Central Heating. Partly double glazed.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The particulars do not constitute or form part of an offer or contract nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Ref: 10469.

