



Woolbury, Sandy Down,
Stockbridge, SO20 6BY

A unique contemporary home arranged on 3 floors with 6.24 acres of formal garden and paddocks, stabling for 6 horses, a floodlit outdoor manège and self contained studio flat.

Woolbury, a unique contemporary country home, is named after a nearby Iron Age fort. Designed by the Haddow Partnership and completed in 2004, it offers nearly 6,100 square feet of impressive airy living space spread across three floors. This adaptable space is perfect for family living and formal entertaining. Additional 3,450 square feet of outbuildings include a separate self-contained studio flat and stabling for 6 horses.

Located within professionally landscaped gardens and fenced paddocks, Woolbury offers an indoor-outdoor lifestyle for the whole family. A gravelled drive leads to parking for several cars and a detached double garage with a self-contained studio annexe above ideal for guests staff or home workers. The formal gardens are laid to lawn on two levels, framed by mature hedging and well-stocked borders. A raised water feature and a large terrace on two levels, wired for lighting and sound, create separate seating areas and serve as a natural extension of the home, perfect for outdoor entertaining. Panoramic views stretch over the property's paddocks and the surrounding 1,400-acre Heath Estate in the test Valley, with a footpath leading to Stockbridge Downs.















Description

On entering through the front door you are met by an architectural masterpiece that is an attractive oval reception hall that features a timber tread staircase with glass side panels and stainless steel hand rail to the upper floors. From here, there is access to a study with a private high speed internet connection perfect for home working with French doors to the front garden, a guest cloakroom, a spacious dining room with ample room for 10 dinner guests, and a triple-aspect games room with an enclosed corner fireplace. The kitchen/breakfast room fitted by Formwork Architects features a central island, curved breakfast bar, AGA, modern integrated appliances, and a walk-in pantry. It opens into a stunning conservatory that features a mono pitched glass roof incorporating an internal balcony on the first floor with French doors to the terrace and garden. A utility room with cloakroom and an interconnecting boot room and access to the rear garden complete the ground floor. All floors are served by underfloor heating.

Upstairs, a spacious landing leads to a triple-aspect sitting room with a corner fireplace and sweeping views of the valley. There is a principal bedroom suite featuring a private balcony, a fitted dressing room, and an en suite bathroom that includes a shower and separate spa bath. Two additional bedrooms—one with a balcony and the other with ample wardrobes—share a generous family bathroom with a separate shower.

The vaulted top floor is accessed by a spiral stone staircase and features two further double bedrooms both with built in storage, a family shower room, and a bright galleried gym/quiet area above the sitting room. A glass panelled bridge within a stainless steel framework and hand rail creates a magnificent architectural centrepiece and a wonderful sense of light and space.





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National audience

local knowledge