

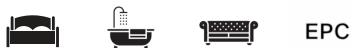


EAST FARM HOUSE, TIDWORTH ROAD  
Boscombe, Wiltshire



# EAST FARM HOUSE, BOSCOMBE

An impressive farmhouse with outbuildings set within about 6.6 acres of land, located in the picturesque Wiltshire village of Boscombe.



5      2      4      F

Local Authority: Wiltshire Council

Council Tax band: G

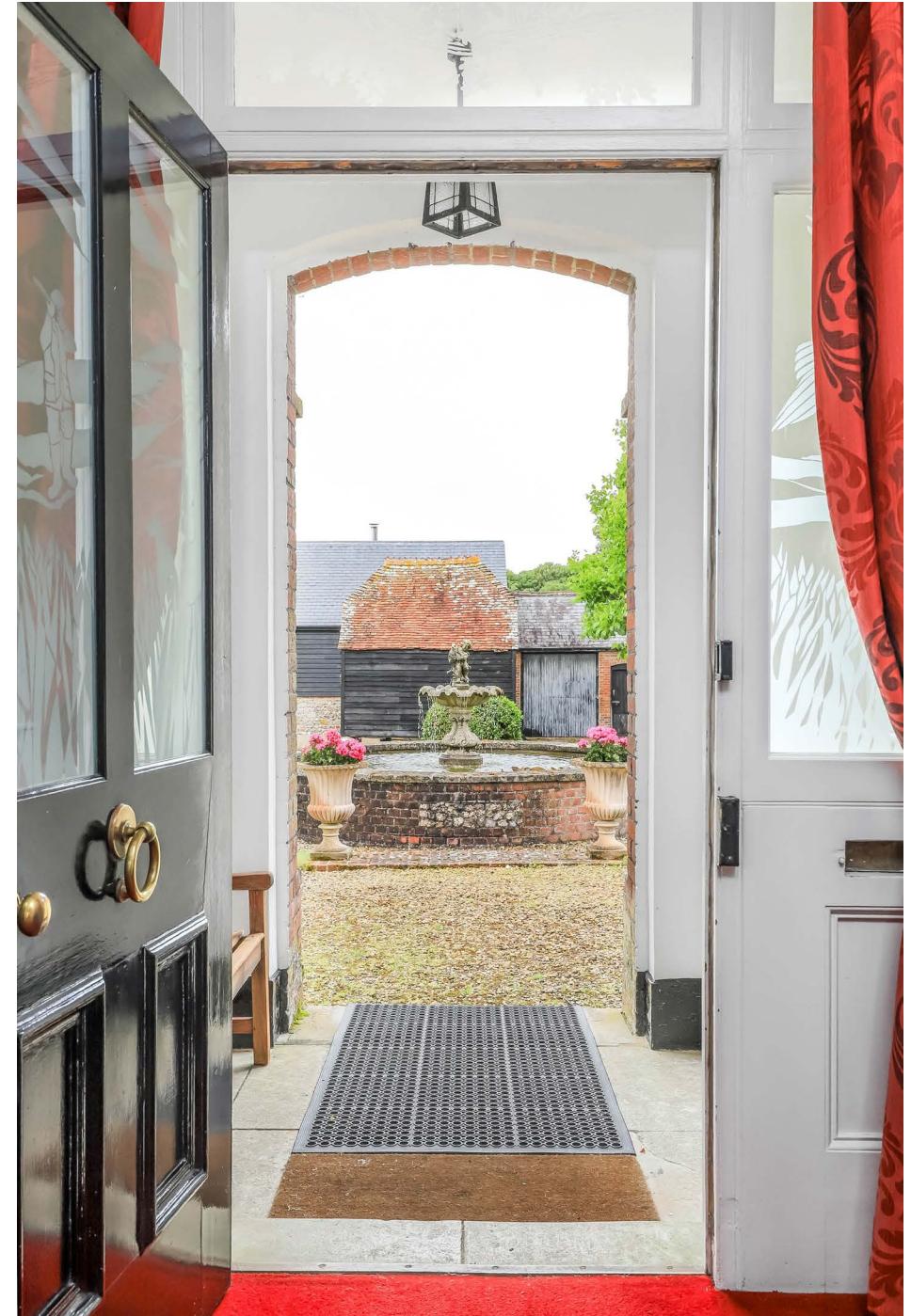
Tenure: Freehold

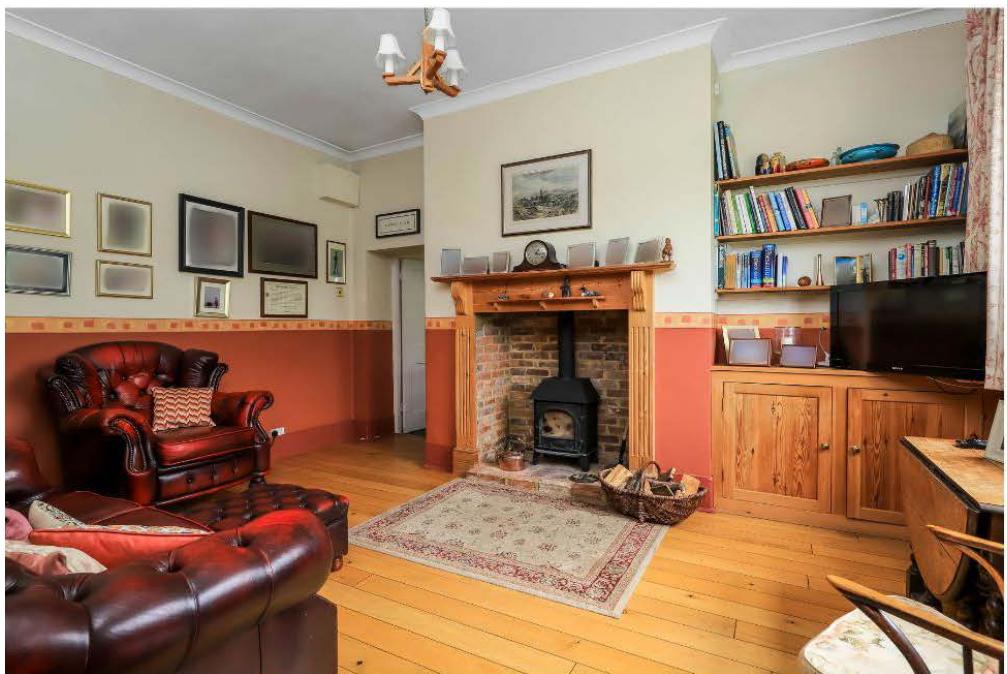
6.6 Acres

Guide price: £1,800,000



The spacious entrance hall with stairs to both the first floor and cellar leads to the double aspect formal drawing room and dining room, both with an original fireplace and floor-to-ceiling window benefiting from natural light, overlooking the gardens and beyond views. The entrance hall also gives access to the study and downstairs shower room, as well as the sitting room with a feature fireplace with log burner, which leads into the country style, double aspect kitchen/breakfast room with centre island, double doors to the garden and a door into the utility room. The utility room gives access to the courtyard, with doors into the boiler room, kennel and cloakroom as well as out to the garden. Stairs located in the entrance hall lead to the property's first floor, which includes bedrooms one and two, which are dual-aspect with countryside views, two further good-sized bedrooms, a shower room and family bathrooms. The stairs continue to the property's second floor, which has a large bedroom five or a games room with skylights and eaves storage facilities.







A spacious family home, with accommodation over three floors, East Farm House is a rare opportunity to acquire this exceptional house, which the current owners have been living in for over 29 years.

#### Garden and Grounds

The property sits within about 6.6 acres of grounds with detached outbuildings, including a Grade II listed granary barn, double garage/workshop and additional garage and store with plenty of storage facilities. The surrounding gardens and grounds are mainly laid to lawn with mature trees and bushes, blossoming flower beds, a productive kitchen garden, and a patio area to enjoy al fresco dining. There is also a veranda to the right of the property to sit and enjoy the countryside views.



## LOCATION - SP4 0AB

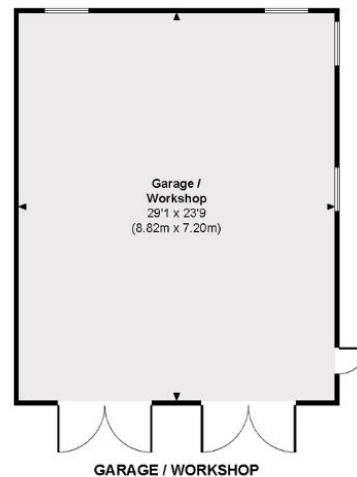
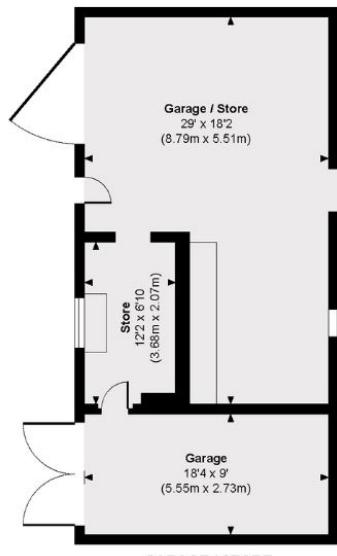
The property is located in the village of Boscombe, 7 miles north of the cathedral city of Salisbury. Boscombe village has a pub and a Grade I listed church; Amesbury, 4 miles away, has local shops and a wider range of facilities. The cathedral cities of Salisbury, 9 miles away, and Winchester, 25 miles away, have more comprehensive facilities, including train stations, restaurants, boutique shops, cultural events, a cinema and a theatre. Grateley train station is about a 10-minute drive away, has trains to London Waterloo taking from 75 minutes. Excellent independent schools in the area include Farleigh, Godolphin, Salisbury Cathedral School, Chafyn Grove and Embley Park. (Times and distances are approximate.)





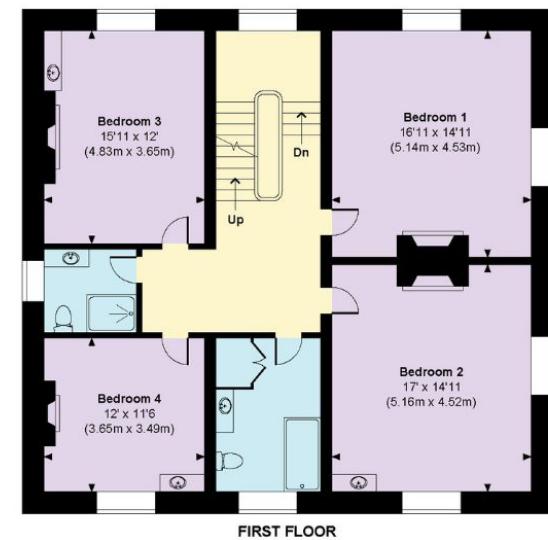
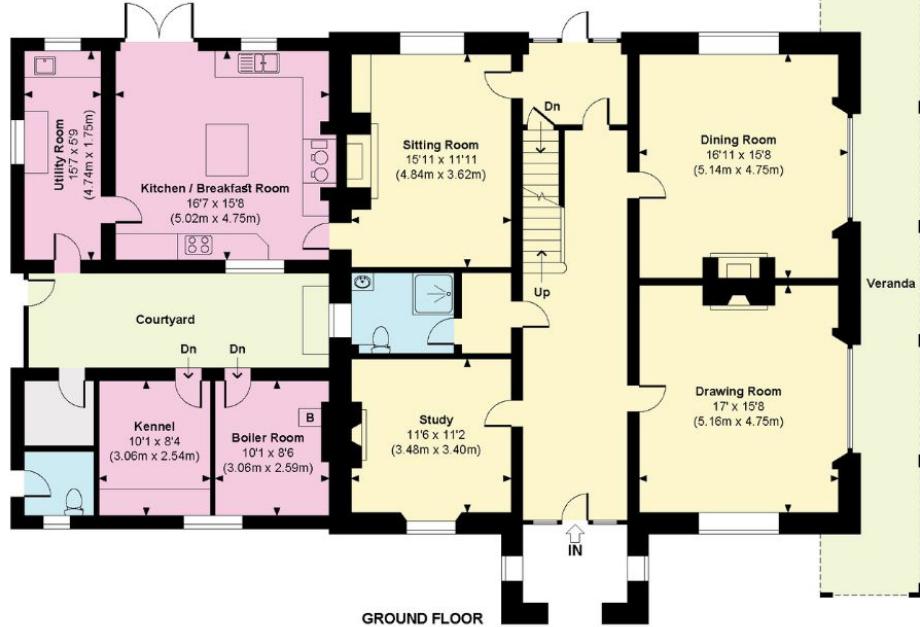
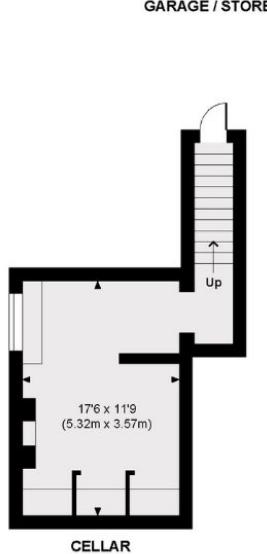
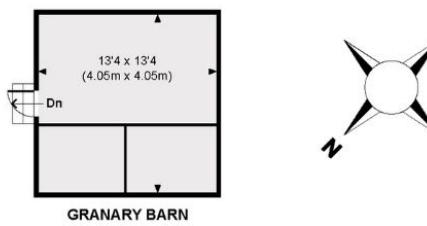


EAST FARM HOUSE



**East Farm House**  
**Approximate Gross Internal Area**  
**Main House = 3878 Sq Ft / 360.25 Sq M**  
**Garage / Workshop = 683 Sq Ft / 63.50 Sq M**  
**Garage / Store = 705 Sq Ft / 65.46 Sq M**  
**Granary Barn = 177 Sq Ft / 16.40 Sq M**  
**Total = 5442 Sq Ft / 505.61 Sq M**

Outbuildings are not shown in correct orientation or location.  
Includes areas with restricted room height.



(Including Cellar and Outbuildings)

Approximate Gross Internal Area = 360.28 - 505.58 sq m / 3,878 - 5,442 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)



We would be delighted  
to tell you more.

**Ed Hunt**  
01962 677236  
[edward.hunt@knightfrank.com](mailto:edward.hunt@knightfrank.com)

**Knight Frank Winchester**  
14 Jewry Street, Winchester  
SO23 8RZ

[knightfrank.co.uk](http://knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.