Knight Frank



WALNUT HOUSE

Cholderton, Nr Salisbury



WALNUT HOUSE
CHOLDERTON

A rare opportunity to acquire a substantial family home with exceptional leisure and equestrian amenities, all set within approximately 8 acres of attractive grounds.



Local Authority: Wiltshire Council
Council Tax band: G
Tenure: Freehold

Guide Price: £1,750,000





WALNUT HOUSE, CHOLDERTON

Set within approximately 8 acres, Walnut House is a period brick and flint home with an exceptional blend of character, comfort and equestrian lifestyle. It has five bedrooms, four reception rooms and a high-quality kitchen, all enjoying wonderful rural views and a peaceful, private setting. A welcoming hallway leads to the principal reception rooms, including an elegant sitting room with a log burner and double doors opening into a bright conservatory with access to both the patio and cellar. The impressive drawing room, complete with an open fireplace, enjoys direct access to the garden, while the stylish kitchen/dining room features an island, electric range cooker and built-in wine fridge. A utility room, office, cloakroom and additional storage complete the ground floor. Upstairs, the principal bedroom has an en suite shower room and far-reaching views across the surrounding countryside. Four further bedrooms, some with attractive bay windows and period fireplaces, are served by a well-appointed family bathroom. Approached via a private driveway with ample parking, Walnut House is surrounded by mature gardens and a south-facing terrace ideal for entertaining. Equestrian enthusiasts are particularly well catered for, with paddocks, stables, tack and feed rooms, a barn and an outdoor swimming pool, creating a superb country estate lifestyle.

Services: Mains electricity, private drainage (septic tank). Private water supply via Cholderton and District (www.choldertonwater.co.uk)

Heating: oil fired central heating, air source heat pump to swimming pool

Post Code: SP4 0DH

Location: https://what3words.com/outnumber.curated.empire

Planning: Conditional permission granted under a pre-app submission for an extension alongside a separate triple garage



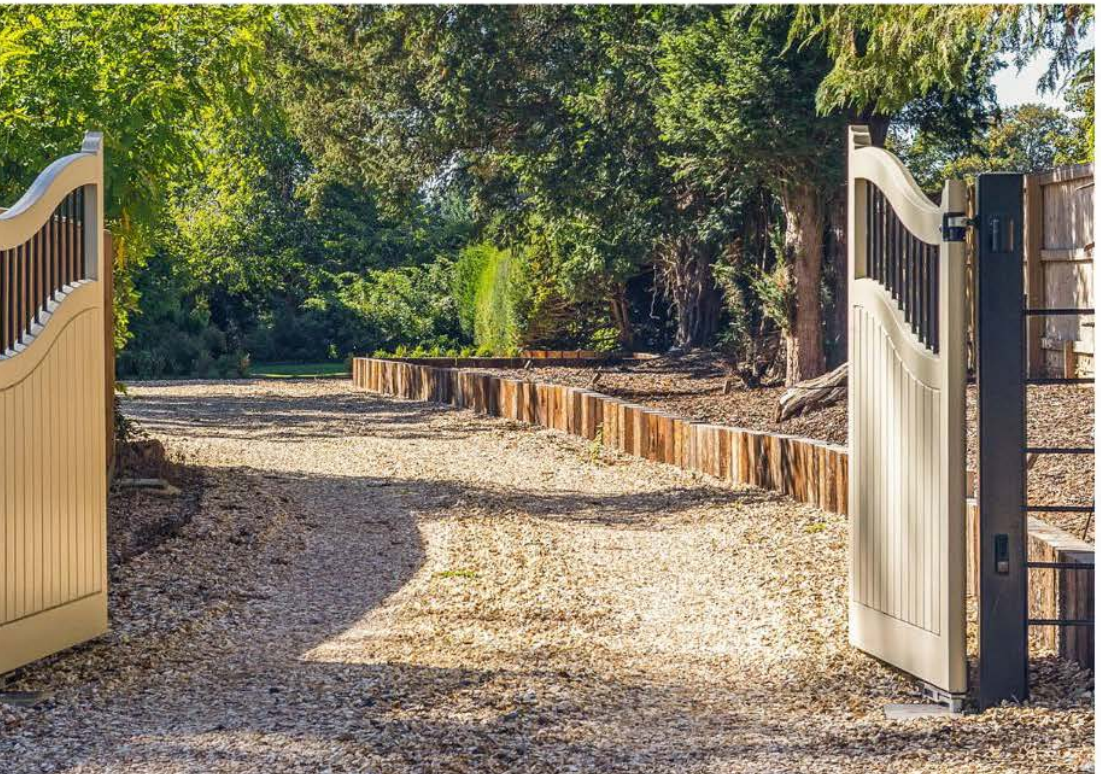








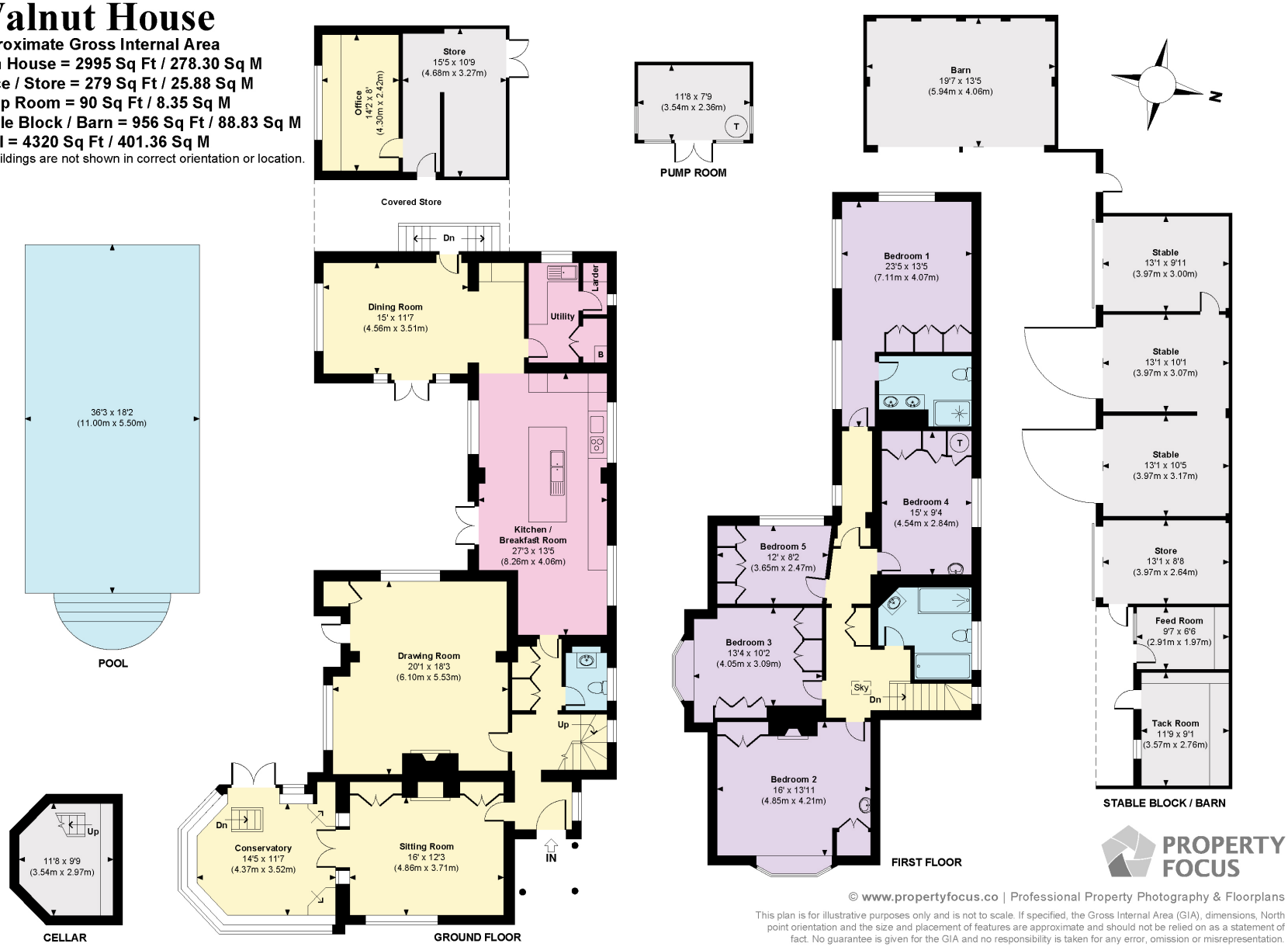






Walnut House

Approximate Gross Internal Area
Main House = 2995 Sq Ft / 278.30 Sq M
Office / Store = 279 Sq Ft / 25.88 Sq M
Pump Room = 90 Sq Ft / 8.35 Sq M
Stable Block / Barn = 956 Sq Ft / 88.83 Sq M
Total = 4320 Sq Ft / 401.36 Sq M
Outbuildings are not shown in correct orientation or location.



PROPERTY FOCUS

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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

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.

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