

Saracens House, Corton, Warminster, BA12 0SZ



 Myddelton & Major

We are proud to present

Saracens House

Corton, Warminster, BA12 0SZ

An exceptional Georgian country house offering beautifully light, flexible accommodation, glorious south-facing gardens and an idyllic Wylfe Valley setting.

- Beautifully presented 18th-century Georgian country house
 - Exceptionally light and versatile accommodation
 - Six bedrooms and three bath/shower rooms
 - Multiple reception rooms for flexible family living
 - Characterful kitchen/breakfast room with AGA
 - Approx. 3,606 sq ft of accommodation
 - Stunning south-facing gardens extending to 1.08 acres
 - Oak-framed carport, studio and substantial home office
 - Planning permission for ancillary accommodation
- Peaceful Wylfe Valley setting with village amenities and walks nearby





The Property

A handsome and wonderfully light Georgian country house, set within approximately 1.08 acres of established gardens in the popular village of Corton. Dating from the 18th century, Saracens House retains an appealing wealth of period character while offering spacious and exceptionally flexible accommodation, equally suited to family life, entertaining, working from home or accommodating extended family and guests.

The house is particularly notable for the amount of natural light it enjoys. Many of the principal rooms are dual aspect, with large windows and attractive garden views creating a bright and welcoming atmosphere throughout. The accommodation is arranged around a central entrance hall and offers an unusually versatile choice of living spaces, allowing rooms to be used and adapted according to individual requirements.

The drawing/sitting room is a particularly impressive space, with a large bay window overlooking the gardens, parquet flooring and an attractive period fireplace. Beyond this is the conservatory, currently used as a gym, while the separate family room provides an additional informal sitting, playroom or study space.

The dining room is full of character, with an open stone fireplace, period detailing and a door opening directly onto the terrace. A separate family room sits alongside, providing a comfortable and versatile space for relaxed everyday living, a playroom or informal entertaining. Alongside it, the generous kitchen/breakfast room forms the practical heart of the house, with a traditional AGA, central island, walk-in pantry and adjoining utility and boot rooms. This arrangement works equally well for everyday family life or larger-scale entertaining.

Upstairs, six bedrooms are served by three bath/shower rooms and approached via galleried landings, with the principal bedroom enjoying a particularly attractive outlook over the gardens and its own en-suite. The remaining bedrooms offer considerable flexibility, with scope for children's rooms, guest accommodation, dressing rooms or dedicated home offices as required.

A further dimension is provided by the substantial oak-framed outbuilding. In addition to the carport, storage and studio at ground level, there is a large first-floor home office, offering an excellent independent working environment away from the main house. Planning permission has also been granted for the installation of bathroom facilities, giving the building potential for guest or ancillary accommodation.

With approximately 3,606 sq ft of accommodation in the main house and a further 998 sq ft within the outbuildings, Saracens House is unlisted and offers a rare combination of period character, generous natural light and accommodation that can adapt readily to the changing needs of its occupants











Outside

The gardens are a wonderful complement to the house, extending to around 1.08 acres and offering an exceptional degree of space, privacy and variety. The predominantly south-facing setting means the grounds are filled with sunlight, while a number of different areas provide somewhere to sit, dine, garden or simply enjoy the surroundings at different times of day.

Approached through electric gates, the house sits comfortably within its grounds, with a gravelled drive providing generous parking and access to the substantial timber-framed carport and annex.

Immediately outside the house, the York Stone terrace is ideally placed for outdoor dining and summer entertaining, with views across the lawns and well-established borders. Beyond this, the garden opens out into a series of more secluded areas, including a formal pond, mature planting and an orchard which is particularly attractive in spring.

For those with a passion for gardening, there is considerable scope to grow and cultivate, with a greenhouse, fruit cage and established vegetable beds. At the far end of the garden, a second York Stone terrace faces west and provides the perfect spot to enjoy the evening sun.

The overall impression is of a mature and thoughtfully created garden which is both beautiful and highly usable, with plenty of room for children, entertaining, and enjoying the outdoors in complete privacy.

Location

Saracens House enjoys a wonderfully peaceful setting in the small and friendly village of Corton, surrounded by the rolling chalk landscape of the Wylde Valley. Life here is distinctly rural, but far from isolated, with a strong sense of community and a number of everyday pleasures close at hand.

The village itself has the Fane Hall, a well-used community venue hosting local events and activities, while Corton's traditional Dove Inn provides a local meeting place. Just beyond the village, the Prince Leopold in Upton Lovell is particularly appealing, with its riverside setting overlooking the River Wylde, waterside garden and relaxed country-pub atmosphere.

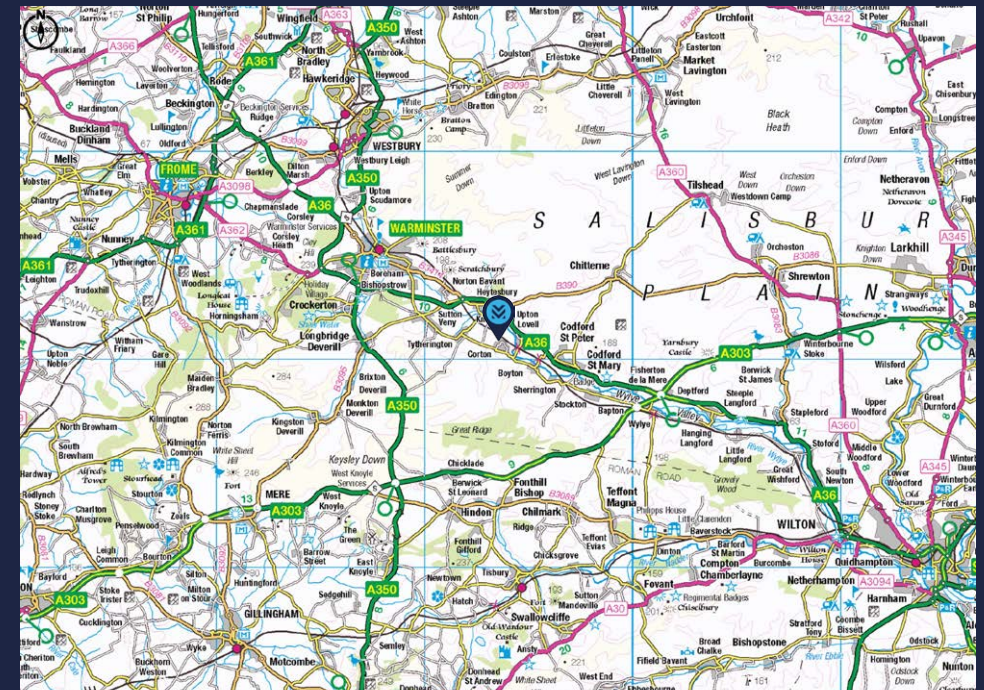


For those who enjoy being outdoors, the surrounding countryside is one of the area's greatest attractions. Footpaths and bridleways lead directly into the valley and across the surrounding chalk downs, with the Wessex Ridgeway passing through the area. There are numerous opportunities for walking, running and cycling, from gentle routes along the River Wylde to longer walks across the open downland. A local circular route from Corton and Upton Lovell takes in the river, valley and surrounding countryside, while the wider Cranborne Chase National Landscape provides an extensive network of footpaths and bridleways.

The River Wylde itself is a defining feature of the valley, with its clear chalkstream waters, water meadows and abundant wildlife creating an especially attractive setting for country walks. The combination of river, open farmland, ancient tracks and rolling downland makes this a particularly rewarding area to explore on foot.

Despite its rural character, Corton is conveniently placed for the amenities of Warminster, approximately 6 miles away, while Salisbury, Frome and Westbury are also within easy reach. The A36 provides good regional connections, with the A303 giving access towards London and the West Country.

It is this balance that makes Corton so appealing: a genuine village environment, beautiful countryside and a relaxed pace of life, while useful amenities, good communications and welcoming local pubs remain close by.



Additional Information

Services:

Mains electricity & water are connected. Oil fired central heating and private drainage. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have good coverage outside and good to variable inside.

Tenure:

Freehold

Council Tax Band:

Band G

EPC rating:

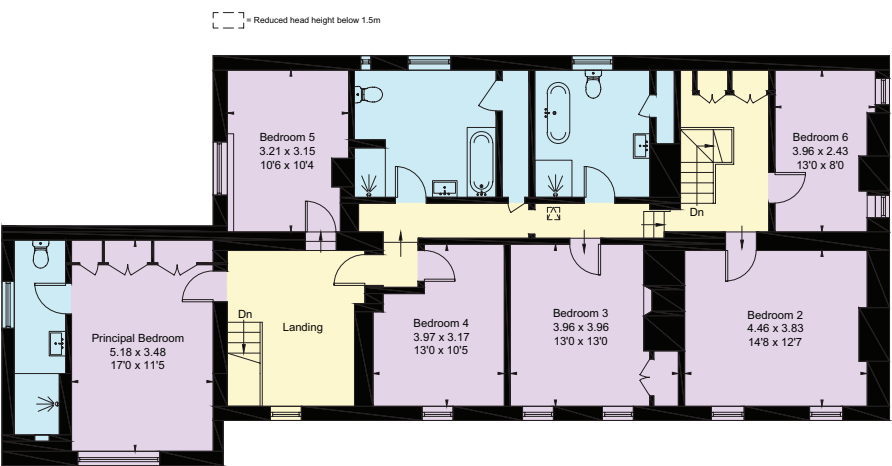
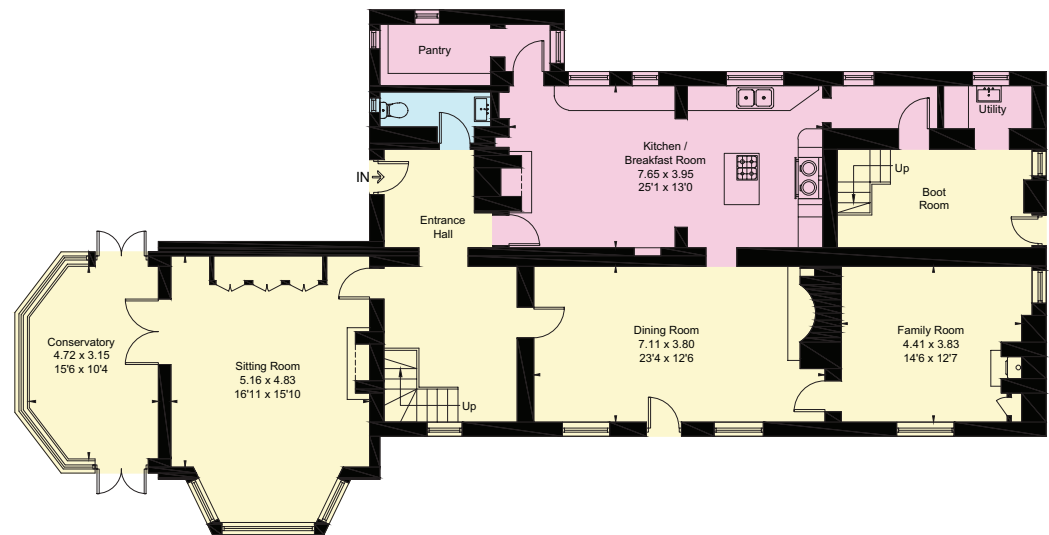
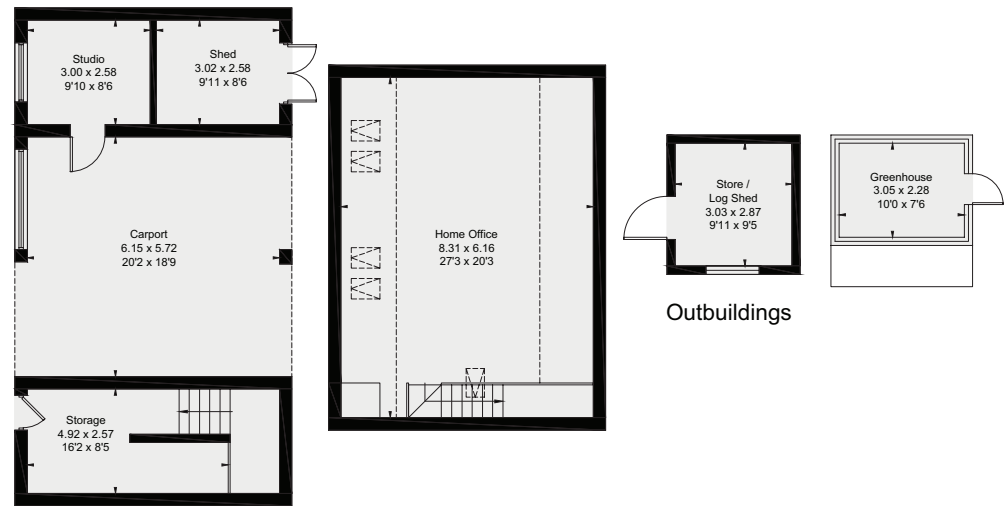
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Square Footage:

3606 ft2 (4604 Incl Outbuildings)



Approximate Floor Area = 335.0 sq m / 3606 sq ft
Outbuildings = 92.7 sq m / 998 sq ft
Total = 427.7 sq m / 4604 sq ft





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