



Symonds  
& Sampson

# Kennel Farmhouse

Southampton Road, Clarendon, Wiltshire

# Kennel Farmhouse

Southampton Road  
Clarendon  
Wiltshire SP5 3DG

Delightful Grade II listed farmhouse located on the periphery of the village of Alderbury, Wiltshire



- Traditional farmhouse with a total area of 3091 square feet
- Excellent character exhibiting period features
- Highly sought-after area featuring desirable transportation connections
- Private position set within 0.38 acres
  - No onward chain

Guide Price £925,000

Freehold

For Sale By Private Treaty

Salisbury Agriculture  
01722 334323  
salisbury@symondsandsampson.co.uk



## SITUATION

The village of Alderbury, which is easily accessible, is conveniently located approximately 4 miles southeast of Salisbury. It provides a rail service to Waterloo in 1 hour and 20 minutes, or a 2-hour drive via the M27 and M3. The community benefits from a post office, village shop, public house, church, primary school, and tennis club, situated between Alderbury and the neighbouring village of Whaddon. In both Salisbury and Southampton, a broader selection of shopping and recreational amenities is available, including a variety of restaurants, a well-respected theatre, cinemas, museums, and more. The surrounding region is home to many excellent schools, both private and state-run, such as the Cathedral School, Chafyn Grove prep schools, Godolphin School, and Bishop Wordsworth and South Wilts Grammar Schools. Salisbury Station provides a direct train service to London Waterloo, while the A303 offers access to the southwest and London via the M3.

## THE PROPERTY

Situated on 0.38 acres of land, Kennel Farmhouse is an exquisitely designed detached family residence that provides approximately 3,091 sq. ft. of bright living space distributed over two levels. The ground floor features four adaptable reception rooms, each benefiting from lofty ceilings that allow for an abundance of natural light. This property serves as a flexible country home, showcasing numerous period characteristics throughout. The spacious kitchen/dining area supports contemporary living and connects to a sizable utility room with stone flooring, which leads directly to the well-maintained garden beyond. On the first floor, there are four generous bedrooms, all served by a family bathroom. Additionally, the property includes a basement situated beneath the study.


## OUTSIDE

The property can be accessed via the driveway of the adjacent farm, allowing for the possibility of establishing separate parking in front of the house. Currently, the lawn surrounds the house on the northern, western, and southern sides, with a designated vegetable area located at the back of the property. Additionally, the property features a spacious rear lawn, which can be accessed through the utility room, study or directly from the front garden.



**Energy Efficiency Rating**

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

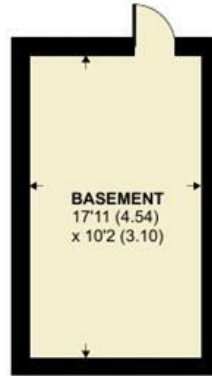
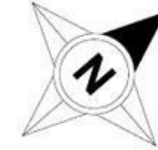
EU Directive 2002/91/EC 

**England & Wales**

# Southampton Road, Clarendon, Salisbury

Approximate Area = 3091 sq ft / 287.1 sq m

For identification only - Not to scale



**BASEMENT**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ntechcom 2026. Produced for Symonds & Sampson. REF: 1416903





## MATERIAL INFORMATION

1. The property is located within Salisbury Plain and West Wiltshire Downs National Character Area.
2. Council Tax Band H

## DIRECTIONS

What3words: ///agents.tunnel.keys

## SERVICES

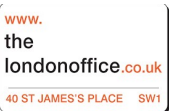
Mains electricity. Mains water supply. Mains drainage. Gas central heating. Broadband: Standard broadband. Mobile Network: Likely outside. Likely inside. Source : Ofcom.org.uk

## LOCAL AUTHORITY

Wiltshire Council - 0300 456 0100  
[www.wiltshire.gov.uk](http://www.wiltshire.gov.uk)

## TENURE

Freehold with vacant possession upon completion.



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