



TANNERS

SUTTON MANDEVILLE, SALISBURY, WILTSHIRE SP3 5LX

Boatwrights
Estate Agents





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Sutton Mandeville, Salisbury,
Wiltshire SP3 5LX

- Exceptional Property In Pretty South Wiltshire Village
- Over 2500 Sq Ft Of Flexible, Extended High Quality Accommodation
- Highly Desirable Nadder Valley Village With Wonderful Countryside Views
- Large Kitchen/Dining/ Sitting Room
- Three Further Reception Rooms
- Separate Utility Room & Downstairs WC
- Three Bedrooms, with Ensuite and Dressing Room to Principal
- Further Family Bathroom
- Stunning Gardens, with Excellent Outbuildings
- Large Double Carport, Workshop with Stove & Spacious Summer House
- EPC: E

The Property

Welcome to Tanners, a truly unique Grade II listed property, situated in Sutton Mandeville, one of the Nadder Valley's most picturesque villages. Dating back to the 1600s, with original period features throughout, providing considerable character and charm. The cottage was sympathetically restored and extended for the present owners in 2007 by highly regarded local developers Templeton Walker to give a more modern style of living, creating the perfect balance between old and new.

The beautifully cared for accommodation is arranged over two floors; to the ground floor there is a welcoming entrance, large kitchen/dining sitting area with AGA and access into the garden, separate utility room again with external access, downstairs WC, reception hall with flag stone floor and fireplace, further sitting room with fireplace and an office, which could serve a number of different uses.

To the first floor is a wonderful principal bedroom, full of light, with dressing room and large ensuite shower room, two further bedrooms both served by a family bathroom.

Externally the property is surrounded by gardens and outbuildings including an oak framed double carport with storage shed, workshop with multi-fuel stove, summer house and additional garden shed/greenhouse.





Location

The peaceful and highly desirable village of Sutton Mandeville is located in the heart of Wiltshire's Nadder Valley and is renowned for its attractive, gently undulating countryside that forms part of the Cranborne Chase Natural Landscape which is in an AONB and a Dark Sky Reserve.

In addition are a number of gastro pubs in the surrounding area as well as several traditional Countryside Inns including The Compasses that is within walking distance, less than a mile away at neighbouring Chicksgrove.

The nearby village of Tisbury is the largest village in Wiltshire's Nadder Valley and is located to the west of the cathedral city of Salisbury. Tisbury benefits from a railway station which is on the main line between Exeter and London Waterloo. Tisbury has a thriving high street with an excellent range of facilities including a small supermarket, several independent retailers, post office, public houses, doctors' surgery, leisure centre, recreation ground and several community groups.

Since 2014 Tisbury has been voted among the Top 5 villages to live in outside of London according to the Sunday Times.

Outside

The dwelling is situated in the centre of the plot, measuring at approximately 0.68 of an acre, and is accessed off of Panters Road, a quiet country lane, where you enter a tarmac driveway, leading up to a gravel parking area for several cars, providing access to the double carport, with additional storage shed, and large loft space, with laddered access / further potential (STPP). A path then leads down to the entrance.

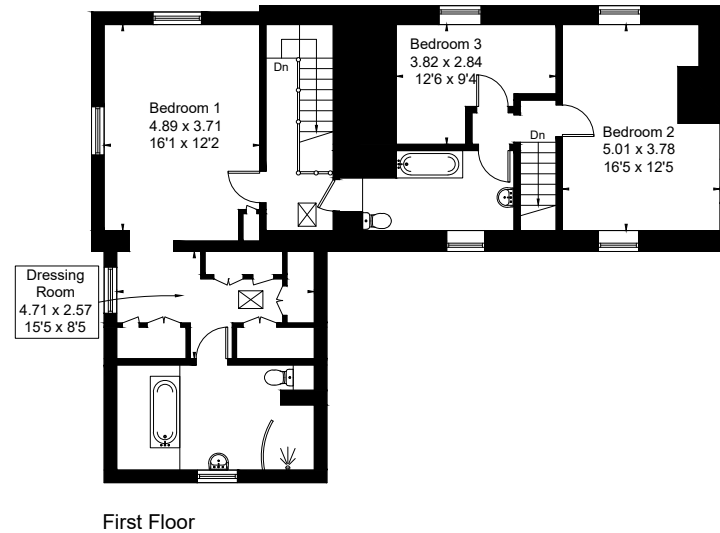
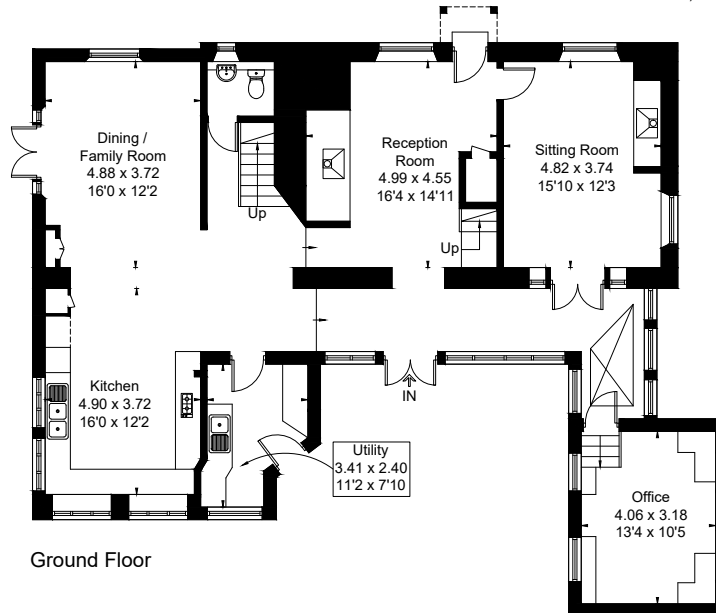
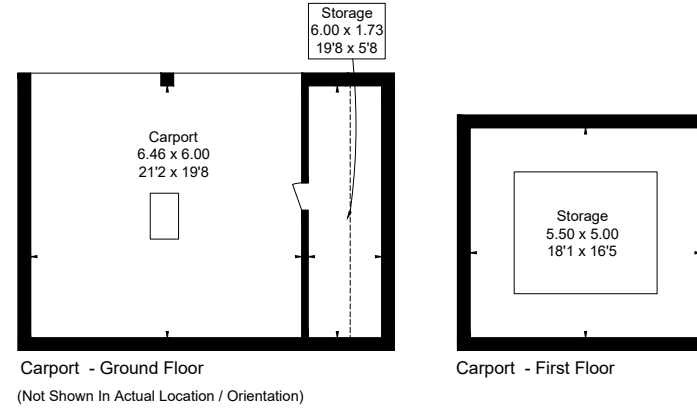
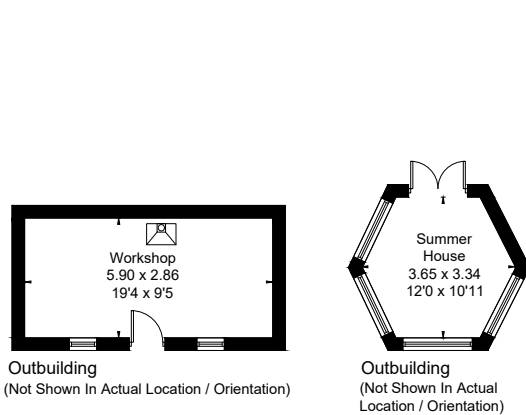
The sunny south westerly gardens are simply stunning, taking you on a journey through the different areas, whilst enjoying the tranquil setting and views of the undulating Wiltshire Countryside. Double doors in the kitchen/dining/sitting room lead onto a large patio, providing a sheltered space, perfect for the garden furniture, bordered by an array of colourful planting. The rest of the garden is a mix of lawn, hedging and planted areas which really can be enjoyed throughout the different seasons.

In addition there is a substantial tiled summer house, positioned perfectly to enjoy the views, a detached workshop which could serve a number of uses and a further garden shed with lean to green house, next to a productive vegetable garden.

Services: The property is connected to mains water and electricity. Drainage is in the form of a recently fitted (2025) sewage treatment plant. Heating is electric via an air source heat pump (fitted 2022), and still benefits from the domestic RHI grant. There are fireplaces in both the snug and the sitting room, a gas stove in the office, as well as an AGA in the kitchen.



Approximate Floor Area = 235 sq m / 2529 sq ft
 Outbuildings = 26 sq m / 279 sq ft
 Carport = 77 sq m / 828 sq ft
 Total = 338 sq m / 3636 sq ft



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Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. March 2026

Agents Note

The photos used were taken for the vendors in August 2023 and they have arranged for the thatch to be renewed later this year.