



*For Sale*

*In*

*Compton Chamberlayne*

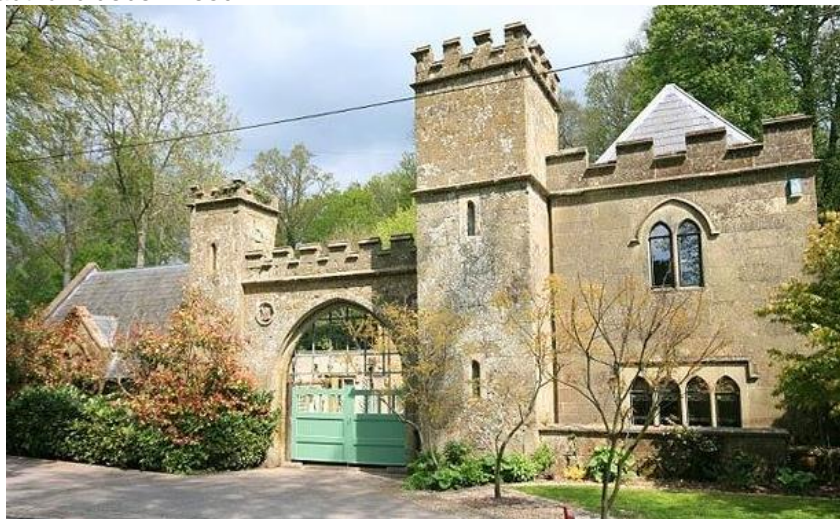


## **The Gate House**

**SALISBURY, WILTSHIRE** Grade II listed gate house, part of a four-bedroom country house, **£795,000**

**LOOKS** The Gate House, in Compton Chamberlayne, is a striking and unusual country property, formed in the mid Nineties when a local architect merged the original 17th-century gate house with a large, modern family home.

**CHARM** The towers and arch of the gate house have a 1648 “date stone” and make an intriguing façade to the four-bedroom house behind. The one-acre garden, which has a series of attractive rock and water features, rises up at the back to meet a beautiful bluebell wood.



*(The Telegraph)*

**Full description**

A striking combination of Listed 17th Century gatehouse and spacious 20th Century home set in fabulous gardens.

Reception hall, Drawing room, Dining room, Garden room, Study, Kitchen/Breakfast room, Utility room, Cloakroom. 4 Bedrooms, 3 Bathrooms, Double garage, Parking, Courtyard. Lovely gardens of just under 1 acre.

**Description:**

Salisbury 12m (8.5km), Shaftesbury 12 m (8.5km), Wilton 9m (6.5km), A303/M3 7 miles (5.5km), London Waterloo from Salisbury station from 85 minutes.

The Gate House is a striking and very distinctive country house on the edge of one of the most sought-after villages in this part of Wiltshire. The property was created in the mid-90s by a local Architect who took the original 17th Century gate house and lodges, and merged them very successfully with a modern, spacious, well planned family house. The towers and arch of the Grade II Listed Gate House with its 1648 date stone provide a fascinating facade to the contemporary house which lies behind. This part of the house has all the benefits of modern construction. Extensive double glazing, high levels of insulation and a modern oil-fired heating system, making it an easy and economical house to manage.

On the ground floor the excellent arrangement of reception rooms can be flexible in their use and starting from the generous Reception Hall comprise a Drawing room with open fireplace and sliding doors to a Garden room and Study. A large Dining room, 28ft Kitchen/Breakfast room and Utility room complete the ground floor. Upstairs there are 4 Bedrooms and 3 Bathrooms, two of which are en-suite. All in all a fascinating house that absolutely requires viewing in order to appreciate the benefits of the character and style, combined with the superb modern living space all in a glorious setting.

**PLANNING:**

The original Gate House is listed grade II and the remaining parts of the property are listed within the curtilage of a listed building. The property also lies within the Cranborne Chase and West Wilts Downs area of outstanding natural beauty (AONB).

**Outside:**

The Gate House is approached through a five bar gate and paved drive to one side of the original gate arch. From the drive and parking area, a set of wrought iron gates open into an attractive entrance courtyard enclosed by the original arch, the new house and the garage block. Formal gardens for the house lie to the west, north and east of the house with some part of the garden enjoying the sun at some time throughout the day. Immediately to the west of the house with sliding doors from the garden room is a large paved terrace which looks down across a large sweeping lawn and through the trees to the cricket ground.

Behind the house the gardens rise up into the blue bell woods with a series of rock gardens and water features. To the east of the house there is a very productive kitchen garden and further seating areas where you can enjoy the morning sun. The current owners of The Gate House have put much time and effort into creating the gardens that you see today with all the different themed areas that provide such a fine setting for the house.

To one side of the drive is a detached Double Garage 18ft 4in x 16ft 9in (5.60m x 5.10m) with up and over doors, mains power and light and a large attic storage area. Discreetly situated at the bottom of the lawn there is a small stable block currently used as a Garden Store and Workshop and to the east of the house there is a new potting shed closer to the kitchen garden.

*(Woolley & Wallis Chartered Surveyors)*



Compton Chamberlayne - Courtyard of Gate House

Sold – The Gate House, Compton Chamberlayne (Land Registry)

5<sup>th</sup> February, 2013      £593,000

20<sup>th</sup> September, 2001    £445,000

21<sup>st</sup> August, 1996        £252,000