



*Sold*

*In*

*Sutton Veny*



## **The Manor House**

The Manor House is situated on the south eastern edge of the village, with wonderful views over its parkland towards the church. Sutton Veny is an unspoilt village situated in the Upper Wylye Valley, and has its own public house and primary school.

### **Description**

The Manor House is approached over a drive which divides, part leading to a turning circle at the front of the house and part leading to stable cottage and the rear courtyard. The property is a fine example of a traditional manor house, set within the most beautiful gardens and parkland. It is built principally of dressed limestone under a tiled roof and listed Grade II\* as being of Special Architectural and Historic interest. Under the current Three ownership The Manor House has been subject to an improvement program which includes; partial reroofing, rewiring and plumbing and substantial internal renovation, including a new central heating system and boiler.

The principal rooms are all well proportioned, many of which enjoy spectacular views over the garden and parkland to the village church in the distance. Because the property has the original Medieval core with later Georgian and Victorian additions, many of the rooms have individual charm.

The galleried Great Hall is undoubtedly the show piece reception room. It is a wonderful 14th Century Medieval hall with a trussed timber roof with collar beams on arched braces. On the east wall is a Tudor-arched stone fireplace Four with herringbone brick back. On the north and south walls are pairs of stone mullioned windows with wooden shutters believed to be painted by Sir William Nicholson. It is overlooked by a gallery that is approached from the first floor landing. The drawing room leads from the Great Hall and has an attractive Sienna marble fireplace set on the east wall. It also has a pair of attractive sash windows with working shutters

and French windows which lead to the terrace and garden.

The dining room has full panelled walls with attractive arched display shelves with cupboards beneath, with a return door to the kitchen/breakfast room. The kitchen/breakfast room is ideally suited for modern family living and has a range of painted wood floor and wall units with granite tops and an oil-fired AGA. An attractive wooden staircase leads to the first floor landing. Further steps lead through a door to the gallery overlooking the great hall. On this floor is the principal bedroom Seven with adjoining bathroom and shower room. There are a further 2 bedrooms, both with adjoining bathrooms. A secondary flight of steps lead to the second floor where there are 3 additional bedrooms, a bathroom and generous store room. A second set of stairs are approached from a door leading off from the great hall. These lead to the library, with a wonderful outlook over the gardens. The stairs then continue to a large first floor bedroom with an adjoining bathroom. A comprehensive cellar is reached via stairs and comprises several stores and wine bins. The accommodation is shown in further detail by the floor plans enclosed within the brochure.

#### STABLE COTTAGE & COURTYARD

To the south of the house are a range of traditional buildings forming a courtyard. On the southern most side a former stable block has been cleverly converted by the current owners into superb extra accommodation comprising; 2 bedrooms, large reception room, kitchen/breakfast room and bathroom. On one end of the cottage is an external gardeners WC and on the other a double garage. On the northern edge of the courtyard is a brick mower store and additional log store.

#### STABLES

To the north of the house is a recently constructed modern stable block, built of Cedar weatherboard under a tiled roof. There are 6 boxes, tack room, hay store and a feed store. The stables are connected to mains water and electricity.

#### GARDENS AND GROUNDS

The gardens and grounds are well established, although in parts have been replanted by the current owners. They provide a wonderful setting for the house, which is surrounded by a variety of mature trees. The gardens are mainly laid to lawn and bordered by mature borders. Running along the south of the drive is an area of mixed woodland. In spring the area is an abundance of colour with plantings of snow drops, crocuses, daffodils and scillas. A flagstone path from the lawned south east elevation of the house leads through a mature hornbeam hedge to the kitchen garden. This has been extended by the current owners and now provides a range of vegetable beds and fruit cages. There are currently productive asparagus beds, raspberries and 2 high yielding grape vines and several fig trees growing up the side of the house. Set amongst the kitchen garden is a traditional brick and tile apple store. Beyond this are the formal gardens, which comprise two small lawns bordered by neatly clipped box hedging. Located behind the stables is a hard tennis court and small orchard. Divided from the gardens by attractive cast iron railings the parkland contains a number of fine mature Walnut, Ash, Beech, Chestnut and Sycamore trees. In a corner of the parkland, close to the stables is a recently constructed manege (international size, 60m x 20m) which is approached via a track. To the north is a further field (Lot 2) of about 9.68 acres (3.92 hectares) which is currently let on an agricultural tenancy (see note in General Remarks & Stipulations). In all the gardens and grounds extend to about 27 acres (10.97 hectares)

Savills, Salisbury

Price Guide - £3,250,000



**The Manor House, Sutton Veny**