

# St Andrew's House

Newtown, Tisbury, Wiltshire



savills



# St Andrew's House

Newtown, Tisbury, Wiltshire

*Charming former church with spectacular features close to Tisbury*

Hall • Drawing room • Living/dining room  
Kitchen • Study/bedroom 3 • Master bedroom with en-suite double bedroom • Family bathroom

Double garage • Log/Coal store • Summer house

Garden

## SITUATION

St Andrew's House is situated in the small peaceful hamlet of Newtown, approximately 2 miles west of Tisbury. The area is well renowned for the beauty of its countryside, landscape and flora and fauna.

An excellent range of local facilities is available in Tisbury with a more comprehensive range of shopping and recreational facilities available in The Cathedral City of Salisbury or Shaftesbury.

Communications in the area are excellent with the A303 about 4 miles to the north providing a link to the M3, M25 and London. The railway station at Tisbury offers services to London Waterloo taking from 1 hour 50 minutes.

There are a number of excellent private and state schools within easy reach. Including St Mary's Shaftesbury, Port Regis, Bryanston, Canford, Sherborne, Bishops Wordsworth and South Wiltshire Grammar Schools. Racing at Salisbury, Wincanton and Newbury, Golf at Rushmore and South West Wilts. Watersports along the South Coast.

## DESCRIPTION

St Andrew's House was formerly St Andrews Church and was built in 1811 from old local Chilmark stone salvaged from a former church in the grounds of nearby Pyt House. The church was deconsecrated and converted to residential use in the 1970's and now provides spacious accommodation with some fascinating features including a very impressive beamed barrel vaulted ceiling.

The house is accessed through a stone vestibule that leads directly into a spacious dining hall with vaulted ceiling and double height windows. Off the dining room/living room is a kitchen with a range of units and an oil fired Aga as well as attractive arched glass panels. Stairs lead up, passing a study area, to the galleried drawing room which is at mezzanine level. This room is triple aspect with a wood burning stove and views over the dining room/living room.





A galleried landing leads into the master bedroom with an en-suite bathroom and linen cupboard. There is a further double bedroom on the ground floor as well as a family bathroom. To the rear of the house is the study which leads through into an entrance porch. This study could also be used as a bedroom if so required. The house has the potential to be extended (subject to gaining any necessary consents) and the current owner has had drawings prepared which demonstrate where the house could be extended.

#### OUTSIDE

The house sits centrally in its gardens which are enclosed with mature hedging and wooden fencing. To the front of the house, wrought iron gates lead to a gravelled area leading to the vestibule. The gardens are well stocked with borders and a variety of trees including ornamental and fruit. There is also a very attractive summerhouse in the garden. At the back of the house is an elevated area for parking with a detached double garage, the garage doors are automatic. Next to the double garage is a tiled coal and log store. Alongside this store is situated a large capacity oil tank.

#### GENERAL REMARKS & STIPULATIONS DIRECTIONS

From Salisbury take the A36 heading west to Wilton and at the roundabout take the A30 towards Shaftesbury. In the village of Barford St Martin, fork right onto the B3089 to Hindon. After passing through Dinton take the left hand turning to Tisbury. Follow this road into Tisbury, shortly after entering Tisbury turn left at the crossroads onto The Avenue, follow this road and then turn left onto the High Street and right by the war memorial towards Newtown/ Semley. After approx. 1.9 miles once in Newtown take the second turning right towards Hindon, St Andrews House parking area is the first on the left hand side to the rear of the house.

#### TENURE

Freehold with vacant possession upon completion.

#### SERVICES

Mains metered water and electricity. Oil fired central heating and Private drainage.

#### OUTGOINGS

The property is subject to Council Tax band F.

#### FIXTURES AND FITTINGS

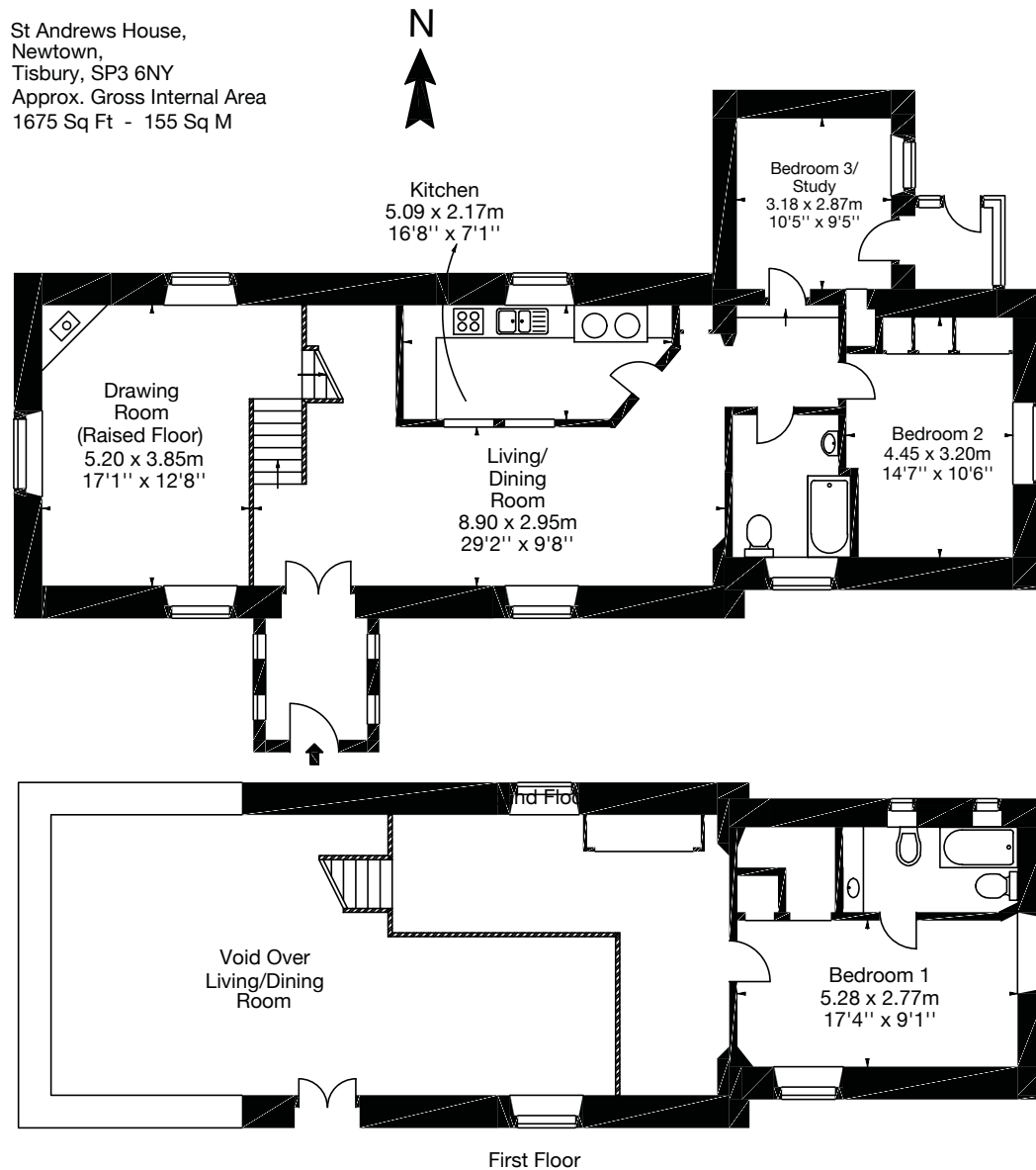
Those items mentioned in the particulars are included in the sale. All other items such as carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.

#### SERVICES

Mains metered water and electricity. Oil fired central heating and Private drainage.



St Andrews House,  
Newtown,  
Tisbury, SP3 6NY  
Approx. Gross Internal Area  
1675 Sq Ft - 155 Sq M



## IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that: 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 20160406LD

Savills Salisbury  
Rolfes House, 60 Milford Street  
Salisbury, Wiltshire SP1 2BP  
salisbury@savills.com  
01722 426 820

**savills**