



Spring Farm House  
Charlton, Wiltshire/Dorset Border



# Spring Farm House

Charlton • Near Shaftesbury • Wiltshire/Dorset Border • SP7 0EL

*An exciting opportunity to create a handsome country house (5400 sq ft) with adjoining annex, garaging, large barn with planning and superb southerly views to the downs.*



## Proposed Accommodation

Hall • Sitting room • Dining room • Study • Kitchen / breakfast room • Family room • Rear hall • Utility room • Boiler room • WC

First floor sitting room with sliding doors to roof terrace • Master bedroom with doors to roof terrace, en-suite bathroom and dressing room • 2 further bedrooms with en-suite bathrooms  
Link to 2 bedrooms with southerly views and en-suite shower rooms above double garage/carport

Annex comprising: Kitchen • Hall • WC • Sitting room • 2 bedrooms and bathroom

Barn/stable complex comprising 4 loose boxes • Tack room hay/feed store • Machinery store  
Office and attic stores above • Gardens and paddocks • Superb position & rural views

**In all about 10 acres**

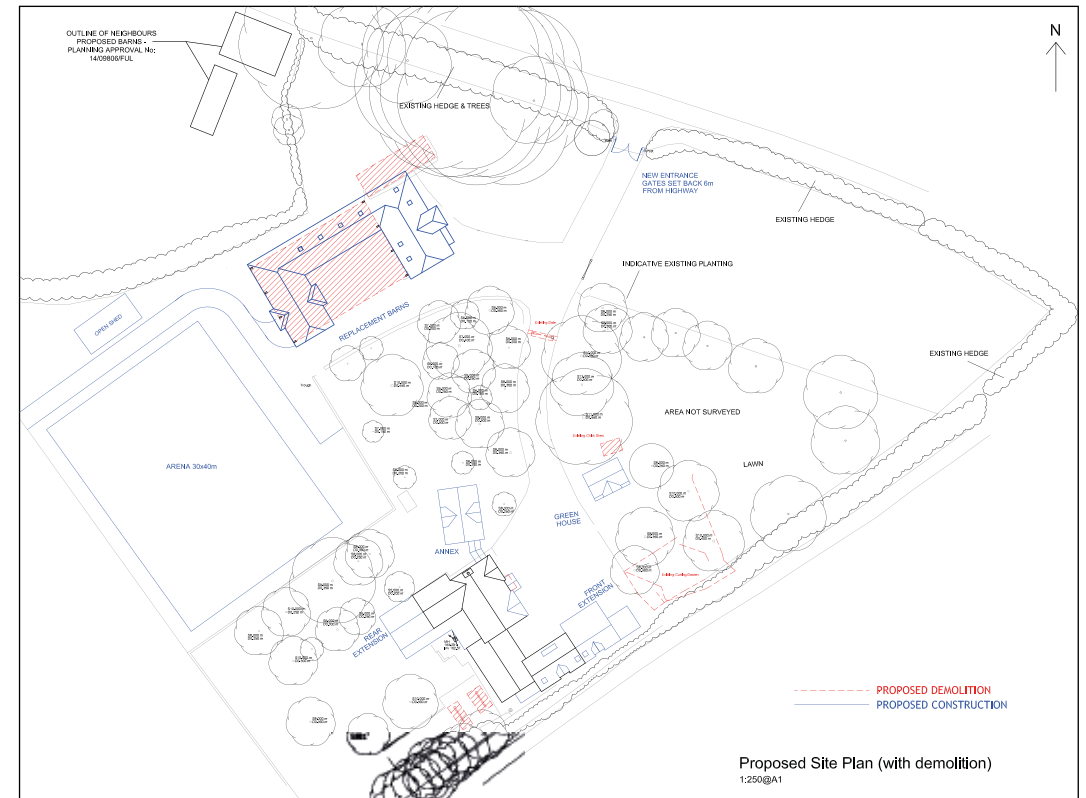
## Situation

Spring Farm House sits on the western fringe of Charlton in a private position with superb panoramic southerly views towards the downs. The area is well regarded as being an extremely pretty part of countryside on the Wiltshire/Dorset border with a huge variety of wildlife and differing landscapes. There are numerous bridleways and footpaths accessed locally.

Shaftesbury is about 2.5 miles to the west providing a range of everyday facilities. Gillingham is a little further afield having a Waitrose. Tisbury is about 8 miles to the north offering an excellent range of everyday shops and facilities including a mainline service to London Waterloo taking from 1 hour 50 minutes. There are a number of excellent pubs near by including The Forester at Donhead St Andrew, The Beckford Arms at Fonthill or The King John at Tollard Royal.

The larger towns of Salisbury and Bath provide a more comprehensive range of shopping, restaurants, cinema and theatre. Communications by road in the area are excellent with the A303 to the north providing a link to the M3, M25 and London or the West Country.

There are a number of excellent schools within reach including Sandroyd, Port Regis, Hazelgrove, St Marys Shaftesbury, Clayesmore, Sherborne, Bryanston, Milton Abbey and Downside. Hunting is with the South & West Wilts. Racing at Salisbury and Wincanton. Golf at Rushmore and South West Wilts. Watersports along the South Coast.



## Description

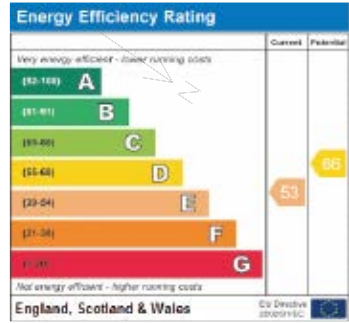
Spring Farm House (as it currently stands) was believed to have been built during the early 1980's of stone with a tile roof and currently comprises a 4 bedroom / 2 bathroom house of about 3000 sq ft. There is also an agricultural barn and range of timber stables within the site.

The exciting planning consent is to completely remodel the house adding a Georgian style facade and wing to the west. In addition, there is consent for an annex and further accommodation above the garaging; to maximise the spectacular views to south and west. The residential accommodation will be about 5400 sq ft. In addition the owner has obtained consent for new entrance gates, a fantastic barn complex comprising four loose boxes and also a new equestrian arena. It is a wonderful opportunity for a buyer to create an elegant country house with new garden or a first class equestrian property in this superb setting. The total proposed square footage is about 9,100.

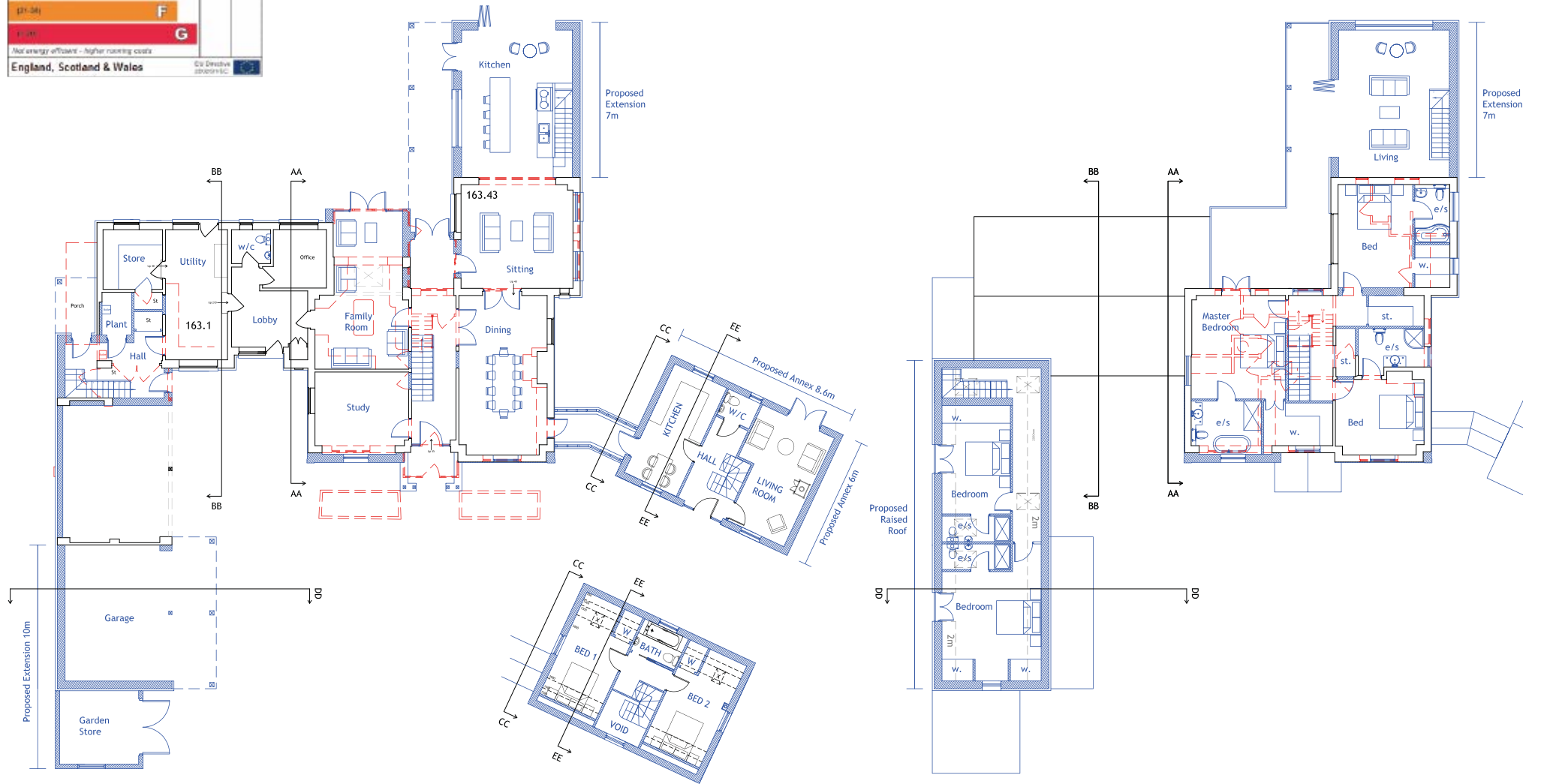
The property has a good holding of land, with spacious gardens and pasture paddocks on green sand soil. In all the property extends to about 10 acres.



Existing EPC



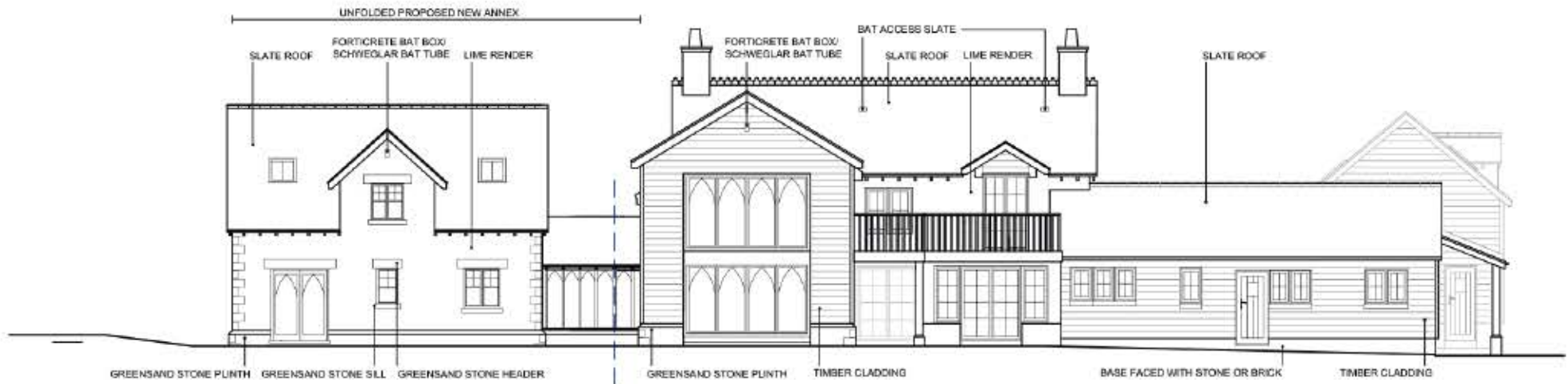
PROPOSED  
 DEMOLITION



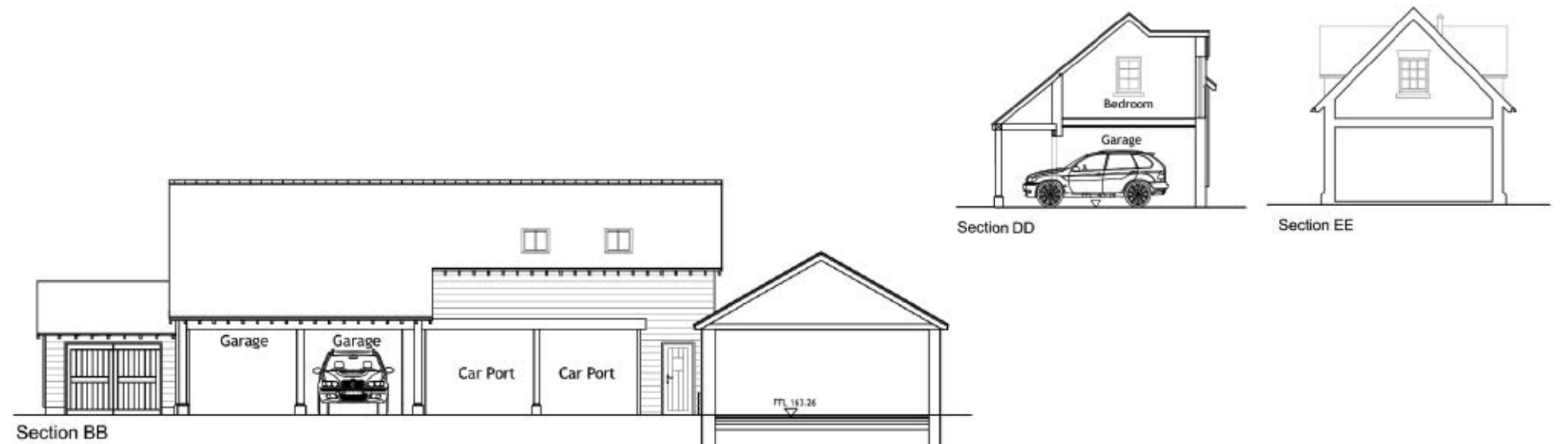
Proposed Ground Floor Plan (with demolition)  
Scale 1:100

Proposed Annex First Floor Plan  
Scale 1:100

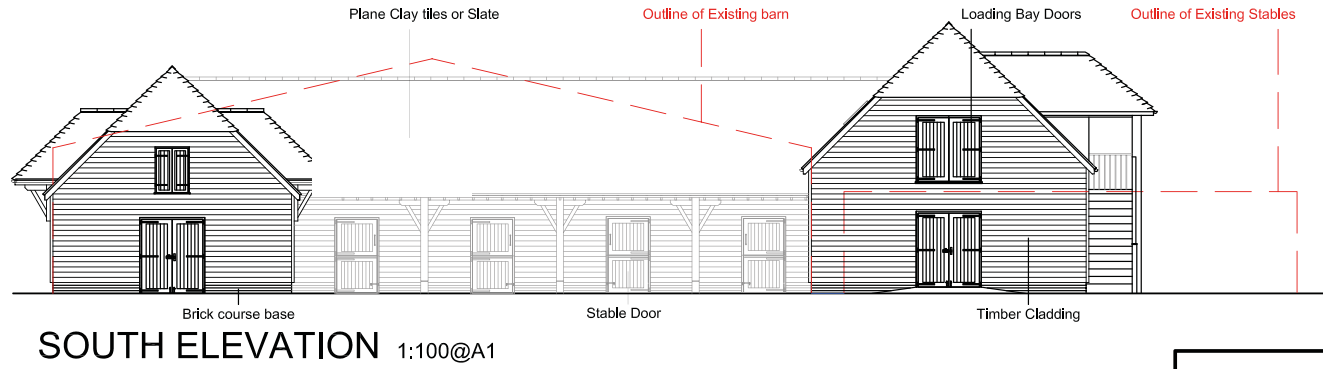
Proposed First Floor Plan (with demolition)  
Scale 1:100



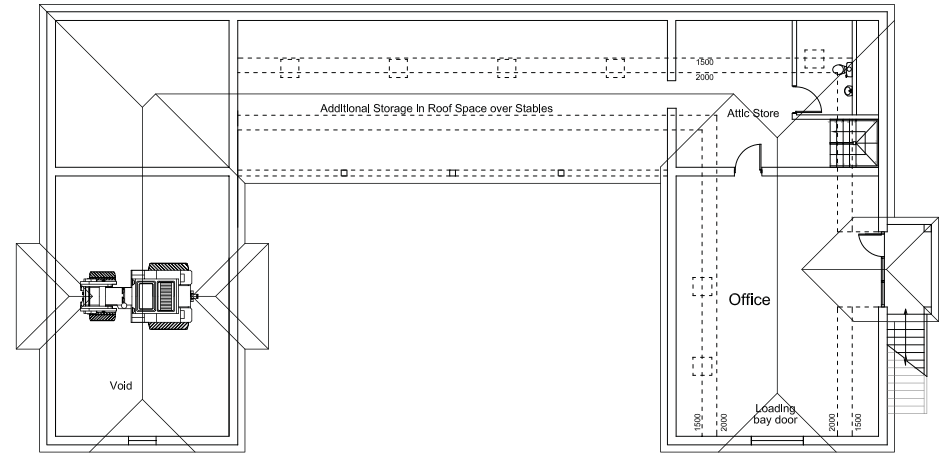
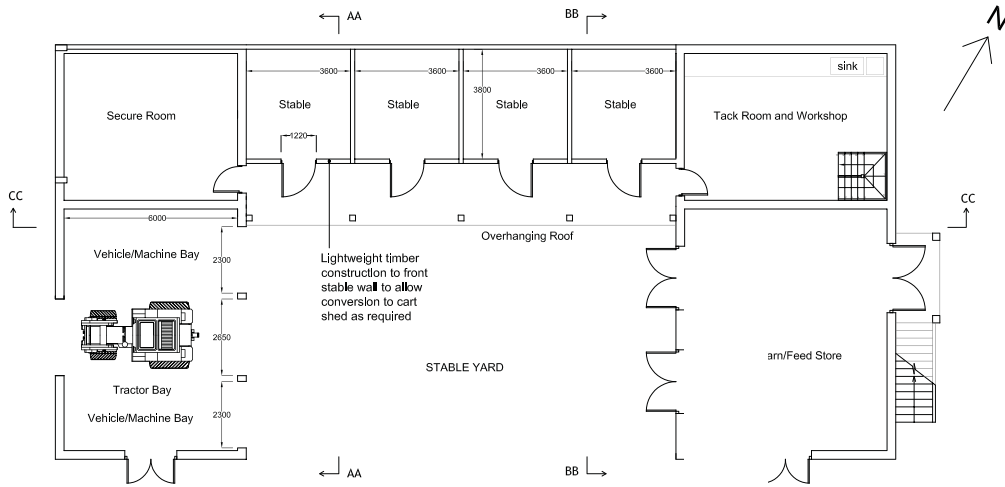
Proposed South Western Elevation



# Proposed Barn



DESIGNERS RISK ASSESMEN



## General Remarks & Stipulations

### Postcode

SP7 0EL

### Directions

From Shaftesbury take the A30 heading east towards Salisbury. Having passed the entrance to St Marys School on the left and opposite a left turn to Higher Coombe turn right into Charlton Lane. Continue on the lane for about 1/2 mile and the entrance gates will be found on the right handside.

### Tenure

Freehold with vacant possession upon completion

### Services

Mains water, electricity. Propane Gas central heating.

### Local Authority

Wiltshire South – 0300 456 0100

### Outgoings

The property is subject to Council Tax Band G

### Agents Note:

The track to the south of the property is a bridleway. As part of the planning conditions, the vendors will be carrying out a reptile survey at the property to be submitted to the Planning Authority for approval. In addition, sample materials are to be submitted to the Local Authority for approval.

### Viewing

Strictly by appointment with Savills Salisbury.



## IMPORTANT NOTICE

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