



MALMESBURY HOUSE

THE CATHEDRAL CLOSE • SALISBURY

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*A beautiful Grade I listed family home, steeped in history,
on the open market for the first time in 600 years*

Ground Floor

Reception hall • Drawing room • Dining room • Music/sitting room • Study • Kitchen • Utility room • Cloakroom

First Floor

Library • Master bedroom with adjoining bathroom/dressing room • 3 further bedrooms • 2 further bathrooms (1 adjoining)

Second Floor

5 further bedrooms • 3 further bathrooms (2 adjoining)

Annexe

Sitting/dining room • Bedroom with en suite bathroom

Garden & Grounds

L shaped gardens • Orangery • Garaging

Main house 710 sq.m./7,638 sq.ft. • In all about 0.63 acres



These particulars are intended only as a guide and must not be relied upon as statements of fact.
Your attention is drawn to the Important Notice on the last page of the text.



MALMESBURY HOUSE

Located in the heart of Salisbury, The Cathedral Close is a private and peaceful enclave surrounding the Cathedral and its grounds. The property is tucked away beside St. Ann's Gate to the east of The Close, with easy access to the city centre and has stunning views of the Cathedral.

Malmesbury House is an outstanding Grade I listed property with origins in the 15th century. It is believed by some that the west facing Queen Anne extension was designed by Sir Christopher Wren but it is possible that the local architect, John Fort, Wren's master builder, was responsible. The house has undergone a sympathetic programme of restoration and modernisation to provide very comfortable family living whilst retaining all its character and charm.







King Charles II



George Frederick Handel

HISTORY

The house is believed to have been constructed around 1416 and is built on the site of Copt Hall, a 13th century canonry, with the east elevation still forming part of The Close wall adjoining St. Ann's Gate, the original 14th century gateway. At one time the room above the gateway formed part of the house serving as the music room.

At the beginning of the Civil War Sir George Vaughan, High Sheriff of Wiltshire, was living in the house from where he raised forces in the county to support King Charles I. King Charles II stayed in the house in 1665 when he fled London to escape the Great Plague and is thought to have addressed the people of Salisbury from the projecting oriel window which still overlooks St. John Street and bears his coat of arms.

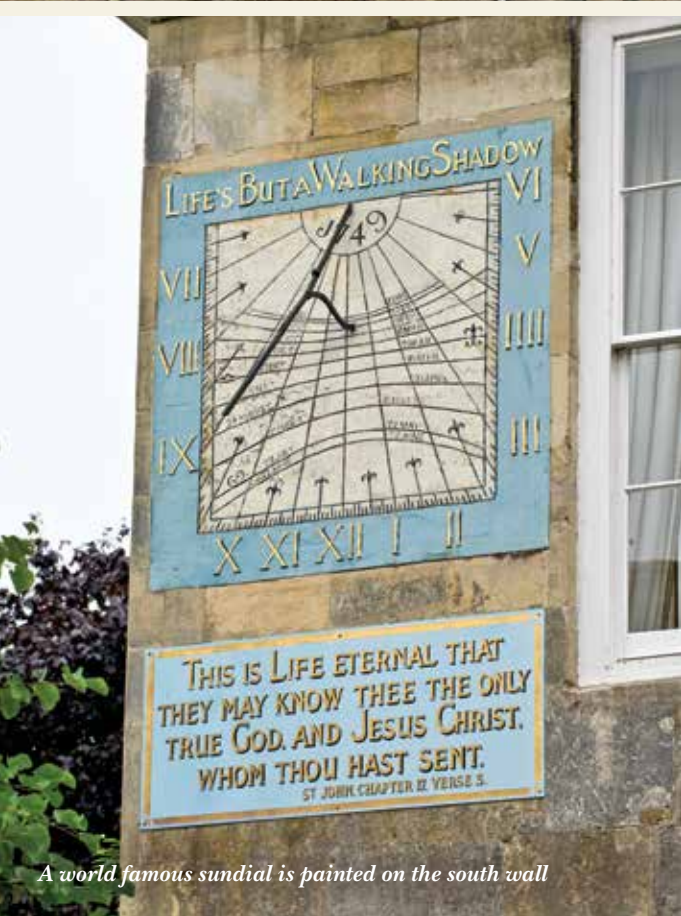
The Harris family, who took over the house in 1660, had the most influence on how the house looks today. James Harris II commissioned the Queen Anne frontage and his son, the politician James Harris III, was responsible for the fine interiors. James Harris III was a great lover of music and a friend of the composer George Frederick Handel who is said to have given his first concert in England in the music room above St. Ann's Gate and frequently stayed at the house.

The house is named after the son of James Harris III, who became the 1st Earl of Malmesbury in recognition of a long and distinguished diplomatic career.

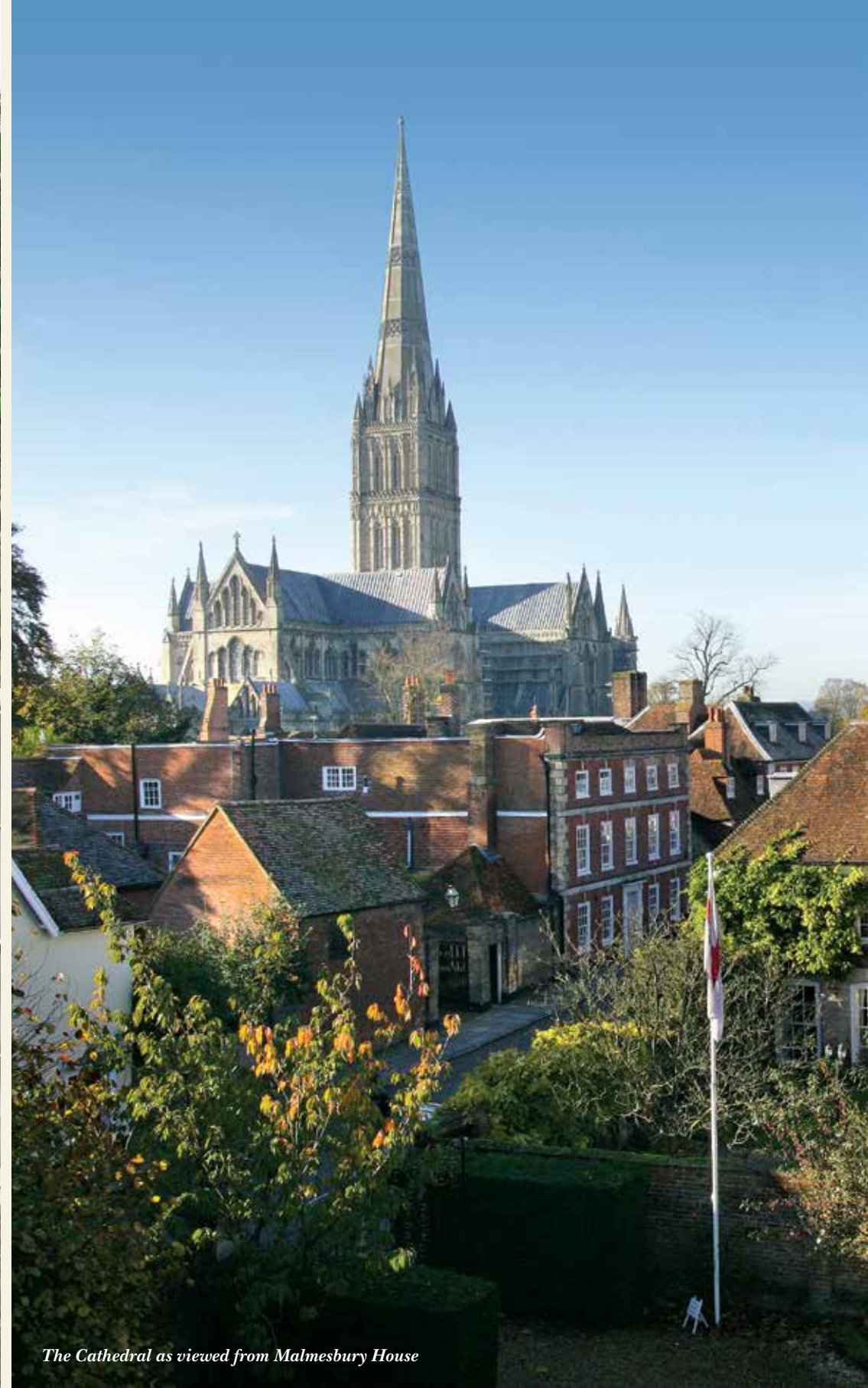
This is the first time the house has come on to the open market in 600 years.



The oriel window where King Charles II addressed the crowds



A world famous sundial is painted on the south wall



The Cathedral as viewed from Malmesbury House



Reception Hall



THE HOUSE

Approached along The Close on the north side of the Cathedral, Malmesbury House is entered off a gated private driveway, through wrought iron security operated gates with gold leaf detailing, to a gravelled turning circle around a central flowerbed. The house is a classic example of Queen Anne style with a striking façade of ashlar and a steep pitched hipped tile roof.

A wide front door leads into the spacious and grand reception hall with parquet flooring and impressive cantilevered staircase. The walls of the stairwell and ceilings are adorned

with ornate stucco decoration dating from the mid 1700s. All rooms can be accessed from the hall.

To the north is a well proportioned drawing room with painted panelled walls and high ceilings, featuring detailed plasterwork and a Rococco bay window offering views to the gardens and orangery. The grand fireplace features a beautiful cameo and marble surround. Across the hall is the dining room with painted panelling, fireplace and elaborate stuccoed ceiling decoration featuring mistletoe details and central flourish. A door leads through to the kitchen.



Drawing Room



Dining Room





Music and Sitting Room



Study



Cloakroom



Kitchen

The inner hall continues under the staircase into the older part of the house. The study is an intimate room with barrel vaulted ceiling and views to the garden, next to which is a cloakroom.

The elegant L shaped sitting room features a fireplace with a brass surround and doors at one end providing access to a York Stone terrace to the north of the house and to the garden beyond.

The well appointed kitchen is by Clive Christian with central island and flagstone floor leading to the utility room.

From the kitchen there is access to the annexe and the courtyard garden to the south of the house.

The annexe comprises sitting/dining room, which is currently used as the breakfast room for the main house, bedroom with en suite bathroom and has its own private entrance through the courtyard.

The wide oak staircase dates from c.1700 and climbs to the galleried landing on the first floor with the master bedroom suite to the left, library to the right and fantastic views of the Cathedral.



The library is one of the most impressive rooms in the house and is a fine example of early Gothic revival. Bookcases line the walls above which busts of Greek academics sit. The bay window boasts an incredible plasterwork canopy with views over the garden.

The master bedroom has a dual aspect and wood panelling running the full height of the walls and features a frescoed ceiling. A small flight of stairs lead to the en suite bathroom with freestanding copper bath and walk in wardrobe.

The first floor has a further three bedrooms, one of which is en suite, and a family bathroom. Of historical note is the King Charles II room (bedroom 3), where the monarch is said to have resided during 1665.

It is thought the connecting smaller room, itself a single bedroom with oriel window, was used as his dressing room and has a fireplace with intricate plaster decoration above featuring small shelves to display ornaments. The composer, George Frederick Handel, is believed to have been a frequent visitor and stayed in bedroom 2.

The lower second floor of Malmesbury House comprises two large, well proportioned bedrooms each with their own adjoining bathroom facilities.

The upper second floor has three further bedrooms and a family bathroom which is directly connected to bedroom 7 to use as an en suite.



Library





Bedroom 3 - the King Charles II Room



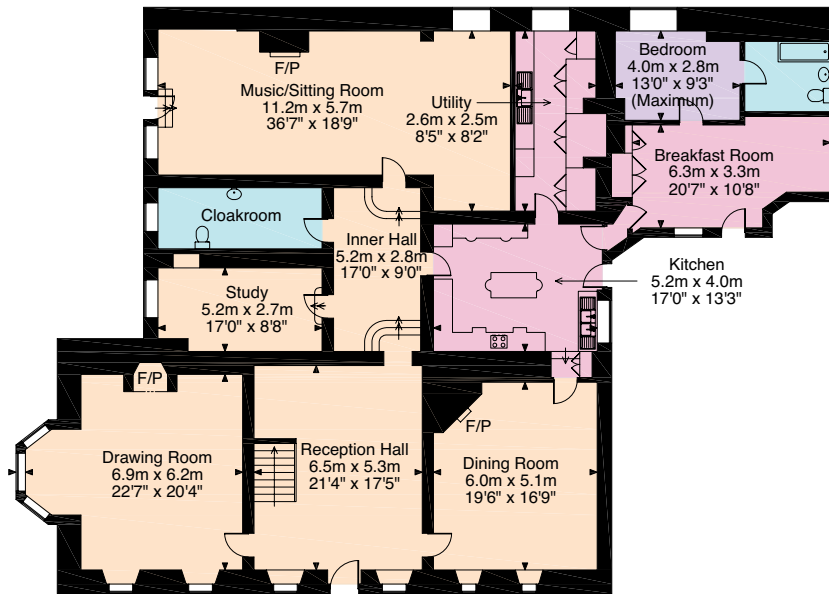
Bedroom 4



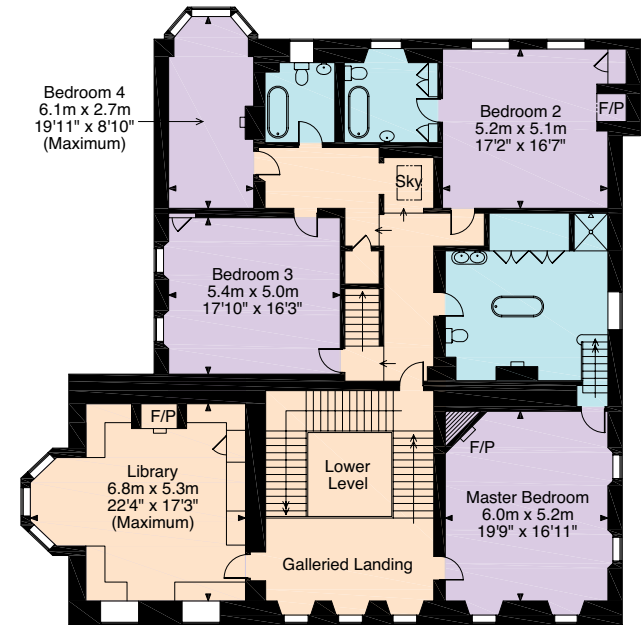
Master bathroom



Bedroom 2 - the Handel Room



Ground Floor



First Floor

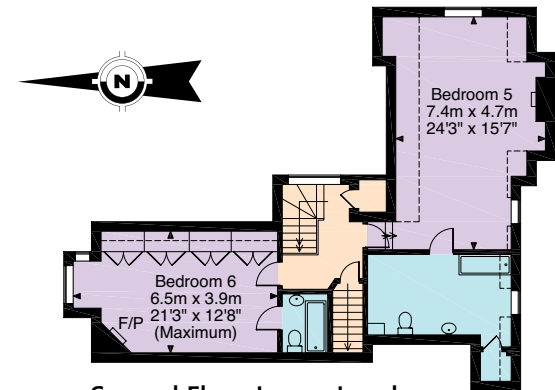
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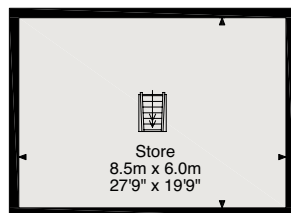
Approximate Gross Internal Area:

Main House: 710 sq.m. / 7,638 sq.ft.	Reception	Bathroom
Garage: 102 sq.m. / 1,096 sq.ft.	Kitchen/Utility	Storage
Orangery: 13 sq.m. / 144 sq.ft.	Bedroom	

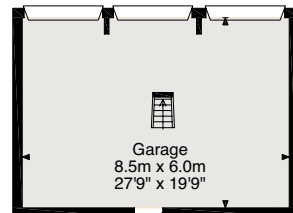
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 Outbuildings are not shown in actual location or orientation.



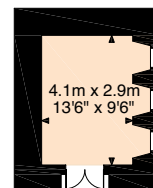
Second Floor Lower Level



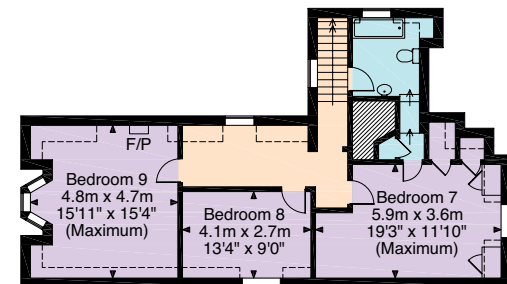
Garage First Floor



Garage



Orangery



Second Floor Higher Level







GARDEN AND GROUNDS

To the north side of the property lies the surprisingly large garden. Walled on the east and enclosed elsewhere by mature trees, it is particularly private. The centrepiece is a lovely pathway through yew topiary to a fountain and the Orangery beyond. To the east is an enclosed terrace with water feature and planted with hydrangeas and a further terrace with an area for seating. The garden is L shaped with the west area mainly laid to lawn and would be a perfect location for a pool or tennis court (subject to planning permission). To the south of the house, and leading from the drive to the annexe, is a pretty courtyard with a central compass sculpture.

OUTBUILDINGS

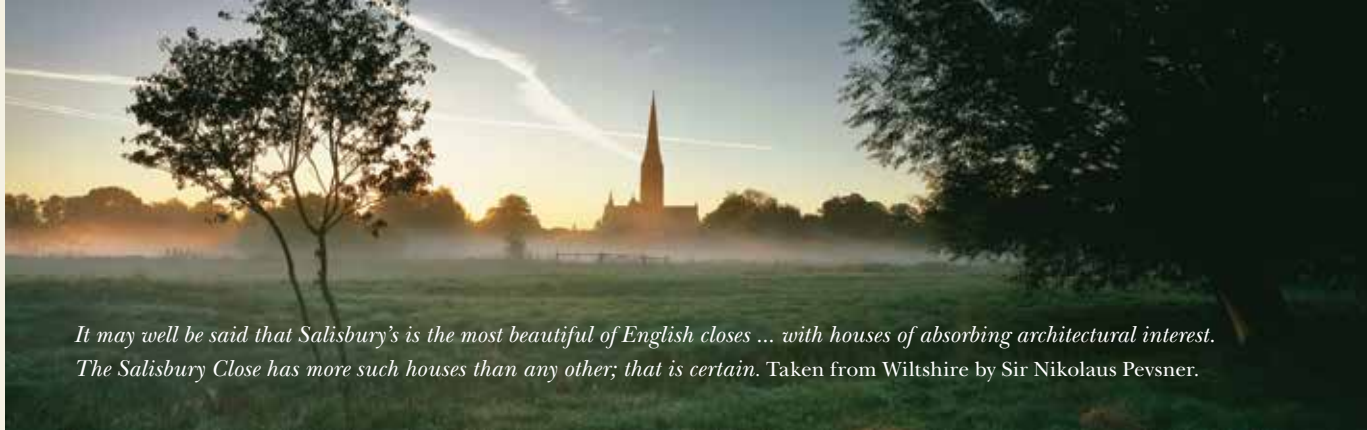
The Orangery is a focal point of the garden and is perfect for summer garden parties, getting the sun late into the evening during the summer months. It dates from 1629 and has a secret upper room.

The garage has been designed in the same style as the Orangery. It has bays for three large cars and secure automatic doors with a hard standing area in front. Above the garage is a large storage room.



Orangery built in 1629





It may well be said that Salisbury's is the most beautiful of English closes ... with houses of absorbing architectural interest. The Salisbury Close has more such houses than any other; that is certain. Taken from Wiltshire by Sir Nikolaus Pevsner.

SALISBURY AND THE CATHEDRAL CLOSE

Salisbury is located at the heart of some of England's most dramatic countryside with its rolling chalk downland, stately homes, sleepy villages and river valleys. Amid the landscape, Stonehenge sits high on Salisbury Plain. Erected between 3,000BC and 1,600BC it is a prehistoric monument of unique importance.

Few counties can match the diversity of Wiltshire, and its Cathedral city, which is a vibrant commercial centre and, at the same time, a beautiful place to live with a wealth of recreational facilities. Salisbury has everything one might want: historic streets, a thriving theatre, traditional eating houses and characterful shopping streets.

Malmesbury House is situated at the eastern side of The Cathedral Close. Within a short walk lies the main high street with its wide range of shopping and leisure facilities. The house is just under a mile to Salisbury's mainline railway station to Waterloo, Southampton Airport, Bath and Bristol.

The area is renowned for the quality of its private schools including Salisbury Cathedral School, Leaden Hall, Godolphin and Chafyn Grove. Port Regis, Sandroyd, St Mary's Shaftesbury, Sherborne, Bryanston, Milton Abbey, Marlborough and Winchester Colleges are within easy reach.

Wiltshire is highly regarded for its sporting amenities including exceptional fishing on the Rivers Test, Itchen, Wylye and of course the Avon which lies to the west of The Close. There is racing at Salisbury and Wincanton and hunting with the South & West Wilts. Golf courses can be found at High Post, Salisbury & South West Wilts and Rushmore clubs.

- Winchester 25 miles • Central London 90 miles
 - London Waterloo 90 minutes from Salisbury station
 - Heathrow 75 miles • Southampton Airport 24 miles
- (Distances and times approximate)



SERVICES

Mains water, drainage, electricity and gas.

TENURE

The tenure of the property is freehold with vacant possession upon completion.

PLANNING

The property is Listed Grade I.

LOCAL AUTHORITY

Salisbury District Council, Bourne Hill, Salisbury SP1 3UZ.

Telephone: 01722 336272

Council Tax: Band H.

FIXTURES AND FITTINGS

All fixtures and fittings, carpets, curtains, light fittings, garden statuary, etc are excluded from the sale unless otherwise stated in the sale particulars.

DIRECTIONS (Postcode: SP1 2EB)

From London: M3/A303 to Andover and turn left onto A343 to Salisbury. The A343 becomes the A30 and as you approach Salisbury proceed on the A30 over three roundabouts towards the city centre. At the fourth roundabout join the A36 following signs for the Ring Road and Southampton. Proceed along the dual carriageway and, at the next roundabout go straight on following signs for the A338 Ring Road. Follow the A338 to the next roundabout and turn right towards Old George Mall. Proceed up Exeter Street with the Cathedral and old city wall on your left, straight on at the traffic lights onto St John Street. Turn left at the next set of traffic lights onto New Street, at the traffic lights turn left and go through the gates of The Close. Inform the Duty Constable you are visiting Malmesbury House.

VIEWINGS

Strictly by private appointment only with the joint agents. If there are any points of particular importance to you, we invite you to discuss them with us, especially before you travel to view the property.





Charlie Stone

Savills

Rolfes House
60 Milford Street
Salisbury, Wiltshire
SP1 2BP

Tel: +44 (0)1722 426 820

CStone@savills.com

Richard Gayner

Savills

33 Margaret Street
London
W1G 0JD

Tel: +44 (0)20 7409 9905

RGayner@savills.com

Savills.com

Andrew Rome

Knight Frank LLP

14 Jewry Street
Winchester
SO23 8RZ

Tel: +44 (0)1962 850333

andrew.rome
@knightfrank.com

Edward Cunningham

Knight Frank LLP

55 Baker Street
London
W1U 8AN

Tel: +44 (0)20 7861 1080

edward.cunningham
@knightfrank.com

KnightFrank.co.uk

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Particulars dated: February 2014.

Photograph dated: Summer and Autumn 2013.

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Telephone: +44 (0)20 3286 1633

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