

WILTON PLACE

WILTON, WILTSHIRE







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Salisbury 3 miles, London Waterloo from 83 minutes

Central London 92 miles, A303 7 miles

AN IMPRESSIVE GEORGIAN GRADE II LISTED COUNTRY HOUSE IN THE HEART OF A PRETTY WILTSHIRE MARKET TOWN

Hall | Drawing room | Dining room | Morning room | Sitting room
Kitchen/breakfast room | Utility room | WC

Master bedroom with en suite bathroom | Dressing room | 6/7 Further bedrooms | 5 Further bathrooms/shower rooms
Additional sitting room, study and kitchenette

Wine cellar/office | Gym/media room | Separate one-bedroom annexe | Outbuildings
Beautiful gardens and grounds bordering a carrier of the River Nadder | Walled secret garden

In all about 2 acres

HISTORY

Wilton Place is situated in the heart of the historic market town of Wilton, approximately 3 miles to the west of the Cathedral city of Salisbury. The house was built in 1795 for the Olivier (as in Sir Lawrence) family, who were local glove manufacturers. Wilton Place then became the rectory for the Italianate church of St Mary and St Nicholas, which was built in the 1840s at the instigation of the Dowager Countess of Pembroke and her son. It was also the home of the novelist Edith Olivier who wrote about the house in her novel "Without Knowing Mr Walkley."

SITUATION

Wilton is a very pretty and active market town situated to the west of Salisbury. Of the few significant houses in the town, Wilton Place is certainly one of the most striking. Wilton has a comprehensive range of shops and facilities, including a local market, deli, baker, convenience stores, pubs and restaurants, pharmacy, bank and post office, dentists and doctors' surgeries, a Community Centre and the Michael Herbert Hall. Both Bath and Salisbury offer a wider range of shopping and cultural activities.

Road and rail communications are excellent from Wilton Place. The A303 is approximately 7 miles to the north, providing quick access to the M3 to the east and to the West Country. Regular rail services operate from Salisbury, with mainline services to London Waterloo from 88 minutes.

The area is also renowned for its excellent schooling, all within easy reach. The Salisbury schools include Leaden Hall, Godolphin, Chafyn Grove and the boys' and girls' grammar schools. Further afield are Port Regis, Sandroyd, Hazelgrove, Clayesmore, Canford and Sherborne, Bryanston and St Mary's Shaftesbury.

There are plenty of sporting facilities in the area, including racing at Salisbury and Wincanton and golf at Rushmore and South West Wilts. It also offers excellent shooting and fishing.







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Wilton Place is a strikingly beautiful Georgian House, which enjoys both the convenience of the town and the picturesque privacy and seclusion of the countryside. The house has been carefully and sympathetically restored by the current owners and provides generous family accommodation, with high ceilings and a wealth of natural light throughout. Constructed of mellow brick elevations under a tiled roof, with a central portico and two Doric columns, the rear elevation features an ornate Palladian Venetian window and delightful views over the stunning gardens.

The accommodation flows neatly from the very impressive marble entrance hall, with its fine central staircase rising to the first floor. The dining room is grand, yet comfortable. The drawing room and morning room have interconnecting wedding doors and create wonderfully inviting and practical entertaining space. The floor-to-ceiling windows in the drawing room allow for another charming view of the gardens and an enormous amount of light. The kitchen/breakfast room is beautifully appointed, with integrated appliances, granite worktops and gas fired Aga, and leads through to a pretty sitting room which is perfect for family life. The gardens are easily accessed from the kitchen, sitting room, hall and drawing room.

The first floor is equally impressive, with four good bedrooms, a library (additional bedroom), dressing room and four bathrooms. The ceiling height is again generous and the master bedroom enjoys a commanding view of the garden. The second floor offers two further en-suite bedrooms, as well as a study, sitting room, occasional bedroom, guest WC and kitchenette. This could easily form a separate staff/teenagers' flat.

The lower ground floor has been fully tanked to provide a wonderful office - away from the main house and with an independent entrance from outside, a perfect wine store and a gym/media area.



THE ANNEXE

The separate annexe is situated to the western side of the house and has its own private access. The accommodation has been finished to the same high standard as the main house and offers an open plan sitting room and kitchen, wetroom and bedroom. This is ideal either for staff or as a granny flat.

GARDENS AND GROUNDS

The gardens lie to the south of Wilton Place and have been beautifully landscaped, providing a wonderfully private space in the heart of a pretty market town. The formal garden is mainly laid to lawn and leads to a large, attractive pond and on to a carrier of the River Nadder.

The lawns are flanked by beautiful herbaceous borders which are manicured and well-stocked. One of the most striking aspects of the garden is the mature trees, including two cedars and a copper beech. To the eastern boundary of the garden is a most attractive terrace, covered by a pergola, with raised beds and a pretty fountain.

Beyond the main and side gardens is a walled secret garden, which is an ideal place for children or indeed as a kitchen garden. There are also a number of outbuildings for storage.



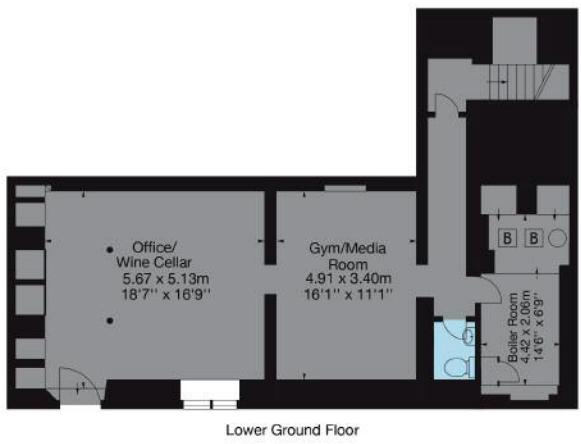
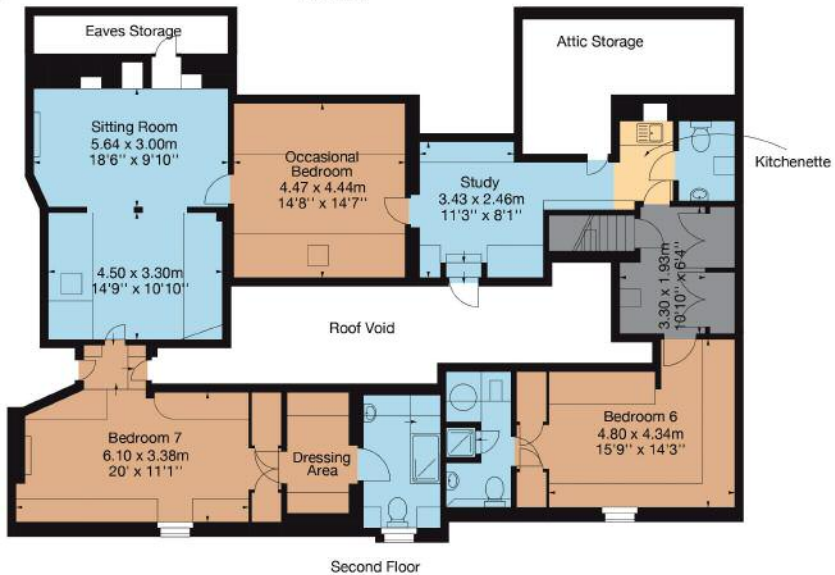
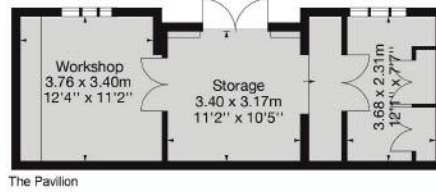
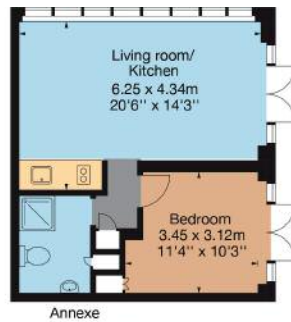












Approximate Gross Internal Area

(No less than)

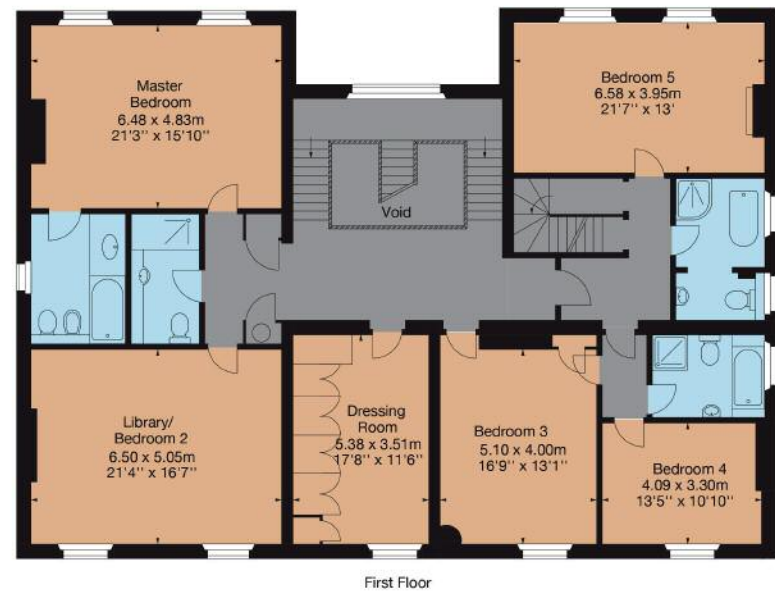
796 sq.m / 8,567 sq.ft

Annexe

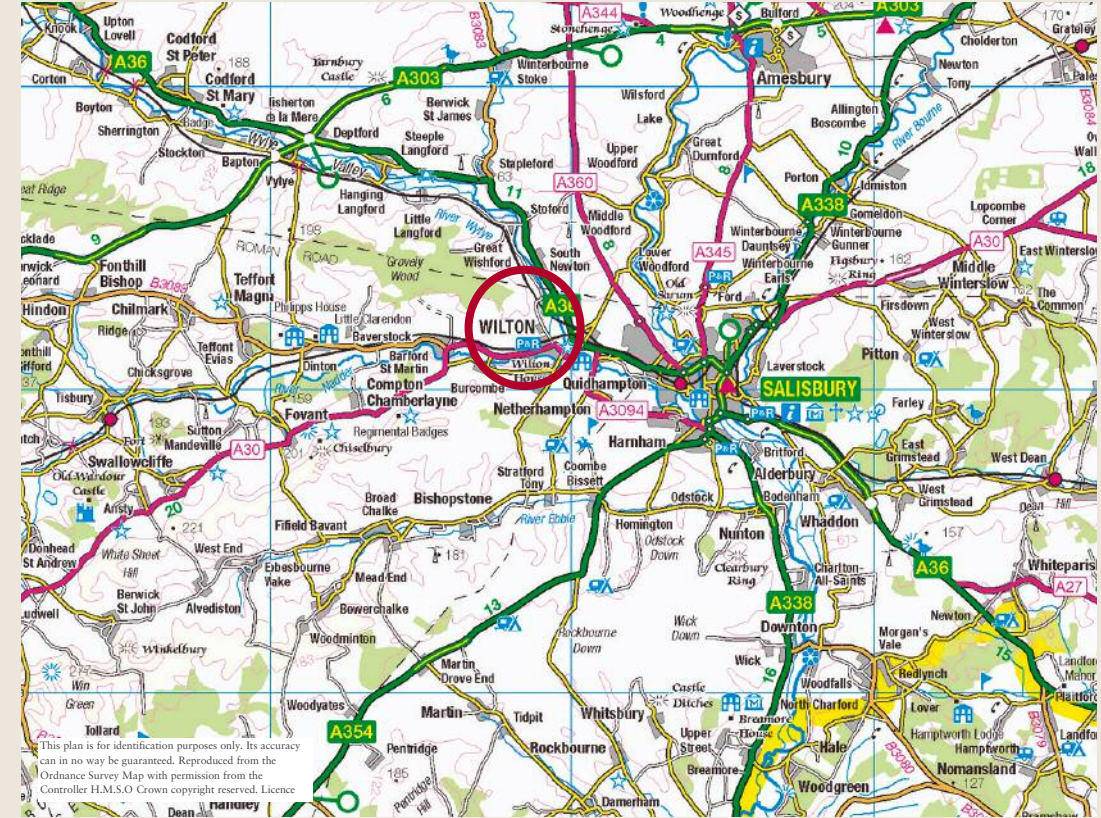
46 sq.m / 491 sq.ft

The Pavilion

39 sq.m / 415 sq.ft



- Reception Rooms
- Kitchen/Utility Areas
- Bedrooms
- Bathrooms
- Communal Areas
- Outbuildings



GENERAL REMARKS AND STIPULATIONS

Tenure: Freehold

Services: Mains water, electricity and drainage. Gas fired central heating.

Council Tax: Band G

Local Authority: Wiltshire County Council

Listing: Grade II listed

Fixtures and Fittings: All fixtures and fittings are specifically excluded although some items may be available by separate negotiation.

Viewings: Strictly by appointment through Strutt and Parker

DIRECTIONS (SP2 0DL)

From London head west on the M3 and at exit 8 bear off onto the A303. Continue past Stonehenge and at the next roundabout take the first exit signposted Salisbury, A360. Carry on this road for about 5 miles and turn right to Wilton. At the main roundabout on the edge of Wilton proceed straight over, passing Wilton House on your left hand side. At the traffic lights proceed straight over and after a few hundred yards the gates for Wilton Place will be on the left hand side. If you pass the Italianate Church on the left, you have gone too far.

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