

HILL FORT, EAST WINTERSLOW

SALISBURY, WILTSHIRE

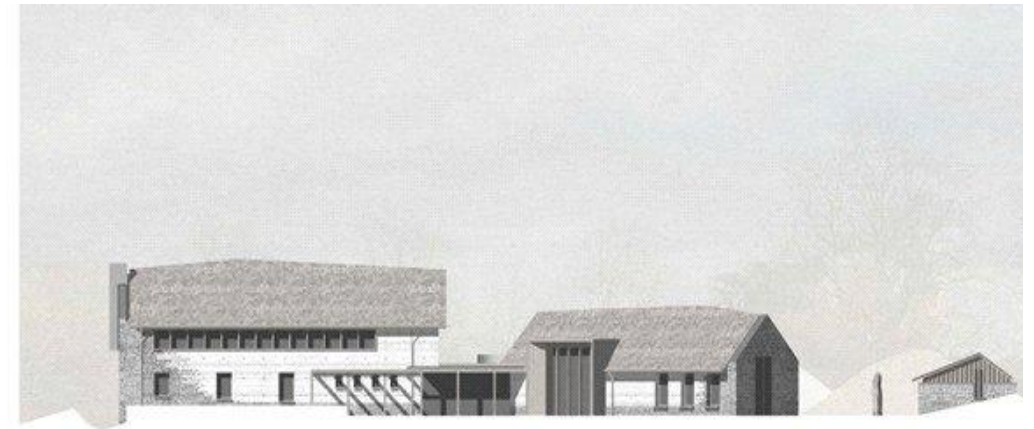
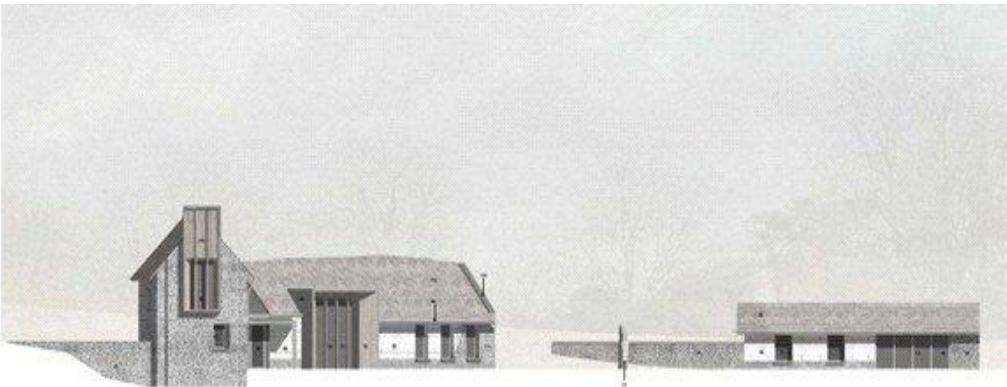
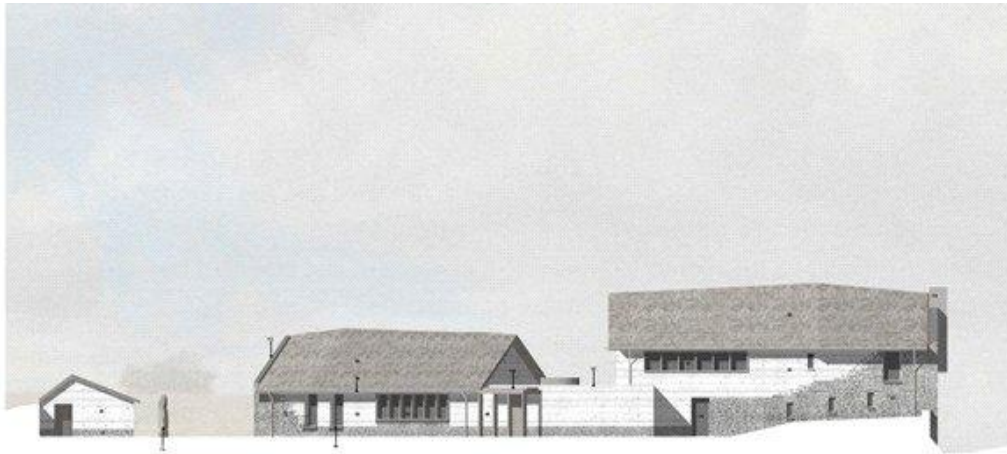


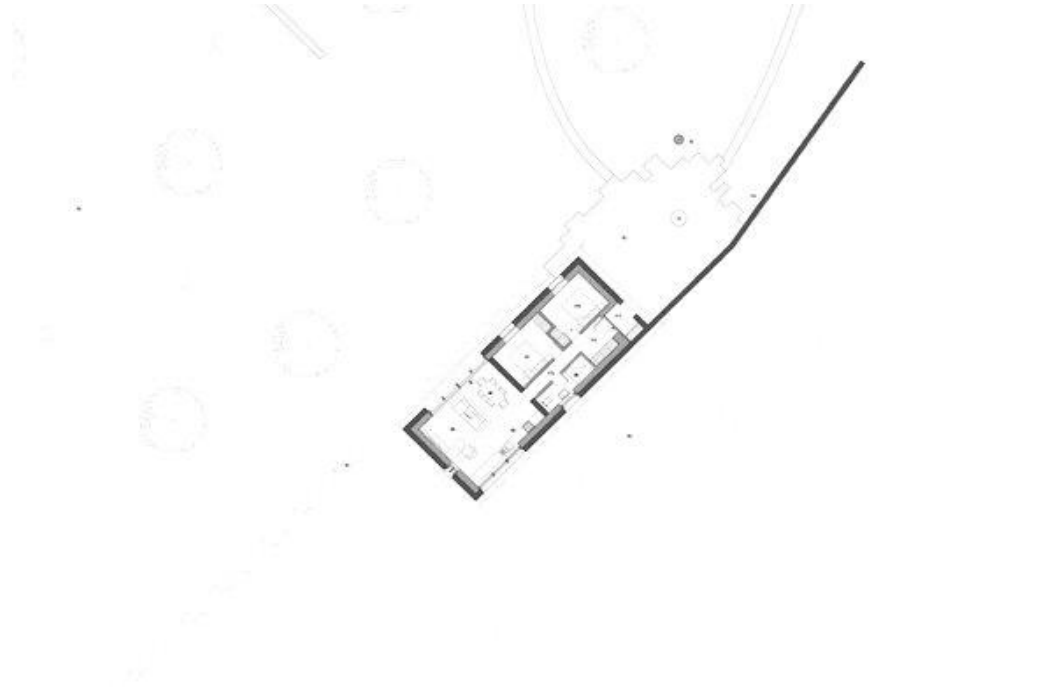
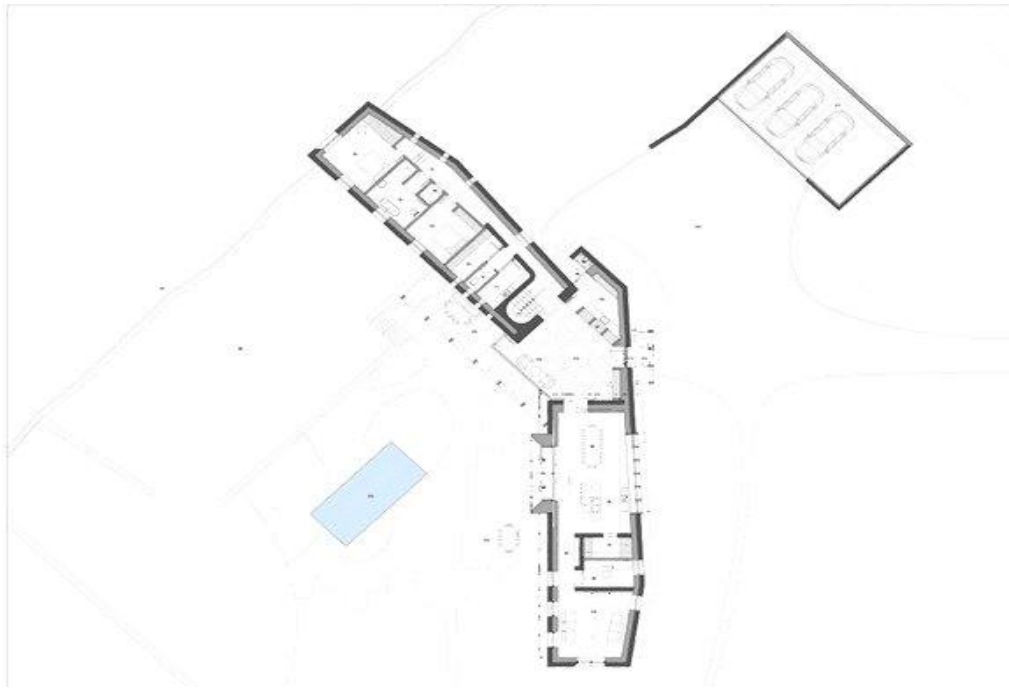
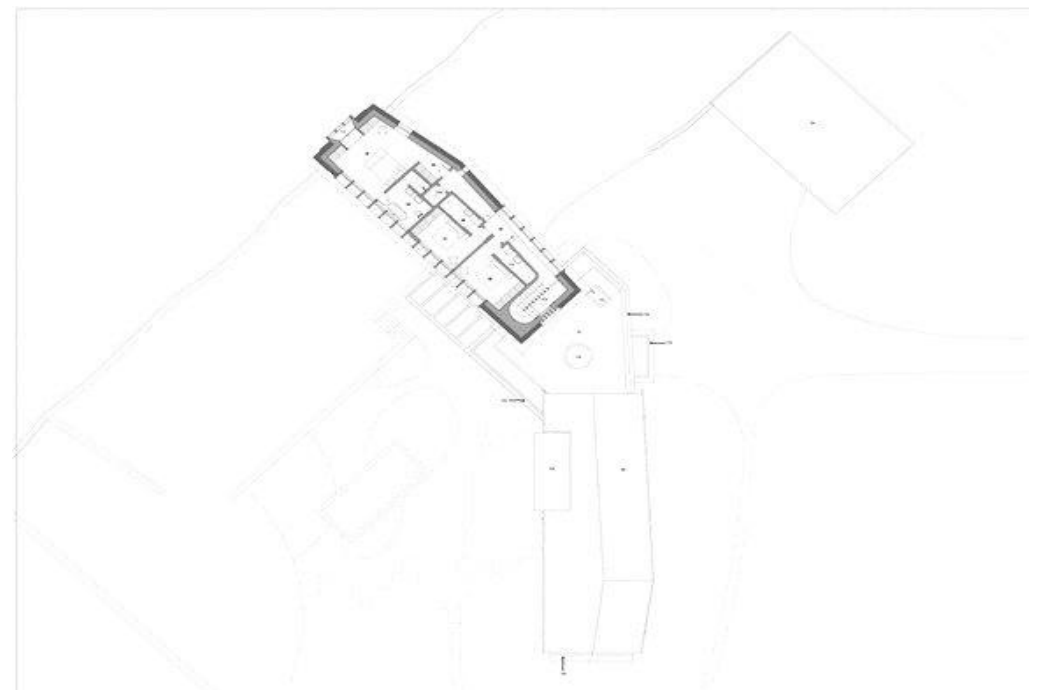
EVANS & PARTRIDGE

- 1. **Central Courtyard**
Central courtyard area
enclosed with a low wall
providing privacy and
security for the entrance
area.
- 2. **Arrival Courtyard**
Central courtyard area
enclosed with a low wall
providing privacy and
security for the entrance
area.
- 3. **Dry Garden - Plant of
the Day**
Area of 1000 sq ft
enclosed with a low wall
providing privacy and
security for the entrance
area.
- 4. **Swimming Pool**
Swimming pool area
enclosed with a low wall
providing privacy and
security for the entrance
area.

- 5. **Swimming Pool**
Swimming pool area
enclosed with a low wall
providing privacy and
security for the entrance
area.
- 6. **Swimming Pool**
Swimming pool area
enclosed with a low wall
providing privacy and
security for the entrance
area.
- 7. **Swimming Pool**
Swimming pool area
enclosed with a low wall
providing privacy and
security for the entrance
area.
- 8. **Swimming Pool**
Swimming pool area
enclosed with a low wall
providing privacy and
security for the entrance
area.







HILL FORT, EAST WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1BG

EXCITING BUILDING PROJECT

26 ACRE SITE WITH FULL PLANNING PERMISSION TO BUILD A HOUSE OF EXCEPTIONAL ARCHITECTURAL DESIGN.

THIS IS A RARE OPPORTUNITY TO BUILD A NEW 5 BEDROOM HOUSE, FOUR GARAGES AND A 2 BEDROOM ANNEXE & NATURAL SWIMMING POOL. BASED ON A HILL FORT CONCEPT THE DESIGN IS EXCEPTIONAL AND LOOKS OUT OVER SALISBURY PLAIN WITH 360 DEGREE VIEWS.

**QUIET, RURAL, PRIVATE LOCATION
OUTSTANDING VIEWS**

**ACCESS TO GRATELEY STATION CIRCA 7 MILES FROM STOCKBRIDGE AND CIRCA 6 MILES FROM SALISBURY
NEAR FARLEIGH, SALISBURY CATHEDRAL SCHOOL, GODOLPHIN, ETC.
STUNNING DESIGN BY AWARD-WINNING ARCHITECTS
NATURAL SWIMMING POOL**

GUIDE PRICE: £1,750,000 Freehold

DESCRIPTION

This is a rare chance to acquire a site with full planning permission for an architecturally-designed, modern family home set in a commanding position with far-reaching views. The design was inspired by hill forts in the area such as Old Sarum and Figsbury Ring and also by Marsh Court near Stockbridge. It includes five bedrooms in the house and two in the annexe with a natural swimming pool, plus a concealed four bay garage building.

LOCATION

In a private and elevated setting, the property is, however, well connected. It lies approximately 1 kilometre from the A30 between Salisbury and Stockbridge with easy onward access to Winchester. Grateley main line station is a short drive away, offering regular services to London Waterloo.

The Site

The site lies within open chalk downland on the ridge of the hill, at the edge of East Winterslow which consists of only a dozen houses or so. The landscaping follows a hill fort theme with ditches and banks to the north and east sides while the house faces south and west. This optimises the natural light and outlook and shows the deference to the character of the surrounding land.

Layout

The house is configured with two wings linked by a central hall and opens onto a main terrace and a natural swimming pool. One wing is for day time living/reception space with a hall, kitchen, boot room, study, sitting room, etc. The second wing has five bedrooms and four bathrooms arranged over two floors.

Buildings

The scheme also includes a separate two bedroom annexe and a large garage with workshop, providing additional accommodation and practical support space.

Land

26 acres of free-draining chalk downland surround the house, which will be planted with trees and enhanced with upland wild grasses. The land slopes gently to the south-west, and steeply to the north with fabulous views over Salisbury Plain. There are no public rights of way through the site and it enjoys complete privacy. The design has been carefully developed to sit sensitively within the landscape, with a strong emphasis on sustainability and minimal environmental impact.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

