

# BRITMORE HOUSE

Gutch Common, Wiltshire/Dorset border









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Gutch Common, Wiltshire/Dorset border  
SP7 9BG

Semley 1.5 miles, Shaftesbury 4.5 miles  
Tisbury 5 miles (London Waterloo from 1 hour 50 mins),  
A303 about 7 miles, Salisbury 19.5 miles

A charming country house set  
in a superb location on the  
edge of the popular Donheads  
with outstanding far reaching  
southerly views towards  
Win Green.

Hall | Drawing Room | Kitchen/Breakfast Room | Dining Room  
Utility | WC

4 Bedrooms | 2 Bathroom | 2 Shower rooms (all en-suite)

Variety of outbuildings | Indoor swimming pool | Workshop & WC

Pretty south facing gardens

Outstanding far reaching views towards Win Green

**In all the property extends to about 0.6 acres.**



**RV**  
RURAL VIEW

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## SITUATION

Britmore House is situated on the edge of the Donheads, which is a highly sought after location with the upper Nadder Valley and Cranborne Chase Area of Outstanding Natural Beauty.

From the property there are superb views over the valley towards Donhead St Mary and Win Green in the distance. Donhead means Head of the Downs and refers to the beautiful chalk downs that rise from here up to Win Green and reach as far as Salisbury Plain to the east and Blackmore Vale to the west. The village itself has a good dining pub, The Forester, and a historic 13th Century church.

The nearby village of Ludwell boasts an award-winning village shop/post office and butcher, whilst Semley Village Stores lies about 1.5 miles to the north. The market town of Shaftesbury lies approximately 4.5 miles west of the Donheads and the popular town of Tisbury is approximately 5 miles northeast. Tisbury has a range of amenities, including Messums art gallery, a leisure centre and swimming pool, primary school, cafés, independent shops and supermarket.

Regular trains from Tisbury to London Waterloo have a journey time from 1 hour 50 minutes. The beautiful Cathedral City of Salisbury, approximately 19.5 miles east, offers a wide selection of shops, restaurants, arts and recreational facilities.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore Park. This area is renowned for its fishing on the Rivers Nadder, Avon, Test and outlying chalk streams as well as fieldsports generally.

There is a wide selection of both state and private schools in the area, including Port Regis, Sandroyd, Clayesmore, Bryanston, the Sherborne schools, Salisbury Cathedral School, Chaffyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

## DESCRIPTION

Britmore House is situated in a superbly sheltered location, with outstanding southerly views towards Win Green. It is believed to originally date from around c.1800 constructed of attractive greensand stone and part weatherboarded elevations under a slate roof. The property is not Listed and is heated by air source, with the added benefit of solar and photovoltaic panels.

Internally, the drawing room is an impressive reception space with excellent proportions, bay window and ornate marble fireplace. Beyond is the kitchen with electric Aga, dining room and a ground floor bedroom suite. All these rooms have direct access into the garden. On the first floor there are 3 further bedrooms and 3 bath / shower rooms.

The buyer may wish to carry out some updating, particularly to the indoor swimming pool / outbuilding area, which has great scope for a variety of uses (subject to the necessary consents).

## OUTSIDE

The house is approached from a quiet lane up a driveway flanked by hedges and bordering a pasture field. This leads up to a parking area for several cars, either between the house and the outbuilding or in front of a wooden store.

The majority of the garden lies to the south with a terrace adjoining this side of the house. Lawns stretch away with a variety of well stocked borders and a number of mature shrubs and trees. The far reaching views from many aspects of the garden are stunning. The property is backed by charming woodland to the north where there is direct access for walking. In all the property extends to about 0.6 acres.







#### DIRECTIONS (SP7 9BG)

What 3 words: //hiding.clinking.airbase

#### GENERAL REMARKS & STIPULATIONS

##### TENURE

The tenure of the property is freehold.

##### SERVICES

Mains water and electricity. Private drainage. Air source heating. Solar thermal and photovoltaic panels.

##### BROADBAND

Fibre Broadband, upload speed 50mb, download speed 9mb.

##### LOCAL AUTHORITY

Wiltshire Council.

##### OUTGOINGS

The property is subject to Council Tax Band G.

##### EPC

Rating E.

##### FIXTURES AND FITTINGS

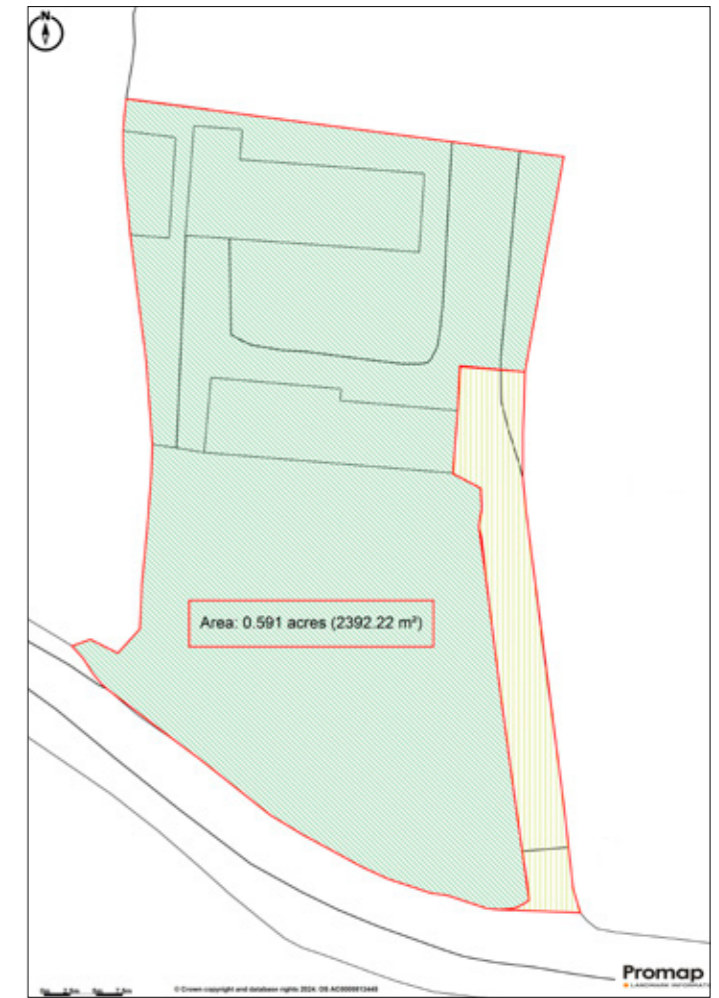
Unless specifically mentioned all fixtures & fittings and garden statutory are excluded from the sale. Some items may be available by separate negotiation.

##### AGENTS NOTE

The owners (and the previous owner) have had uninterrupted access over the pale green section of driveway for over 20 years.

##### VIEWINGS

Viewing by appointment with agents Rural View.





Britmore House, Gutch Common, Shaftesbury SP7 9BG

Gross Internal Area (Approx.)

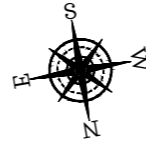
Main House = 239 sq m / 2,572 sq ft

Eaves Storage = 37 sq m / 398 sq ft

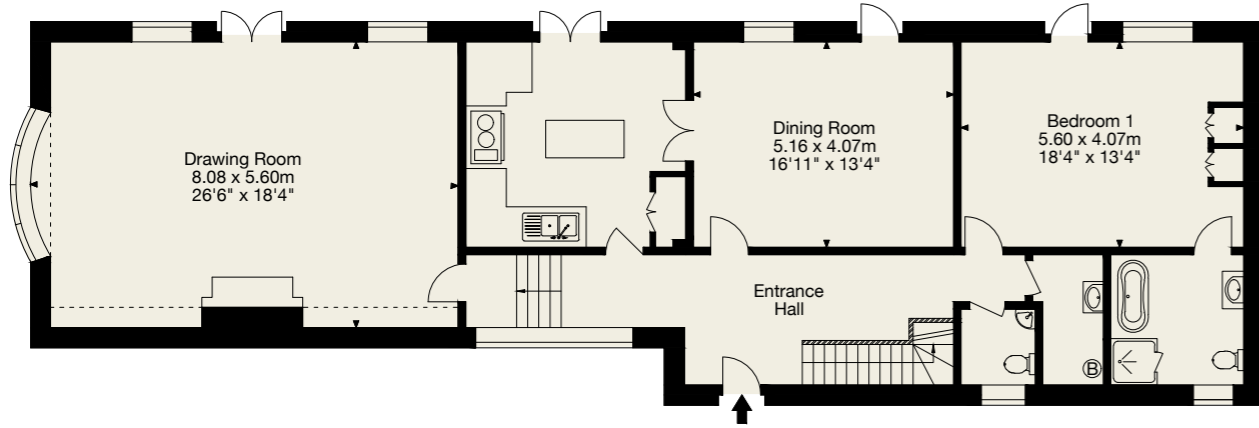
Swimming Pool Complex = 154 sq m / 1,657 sq ft

Outbuildings = 29 sq m / 312 sq ft

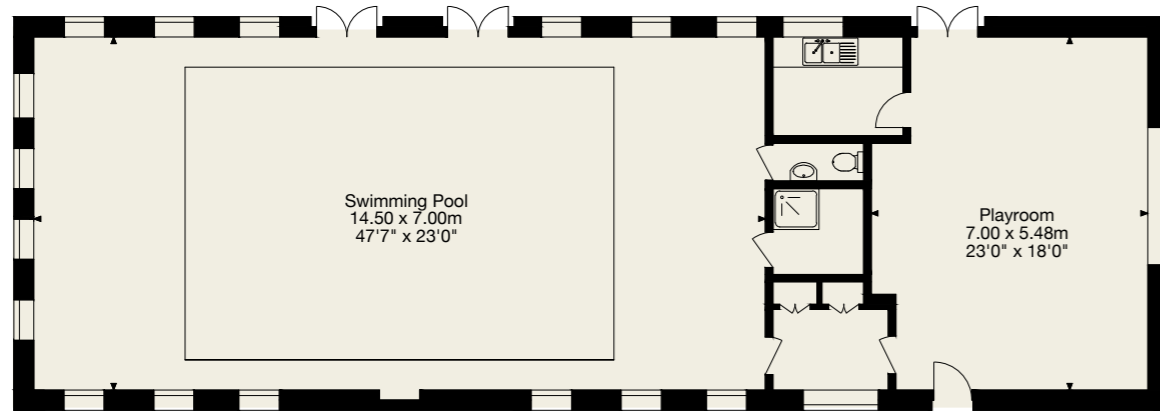
Total Area = 459 sq m / 4,939 sq ft



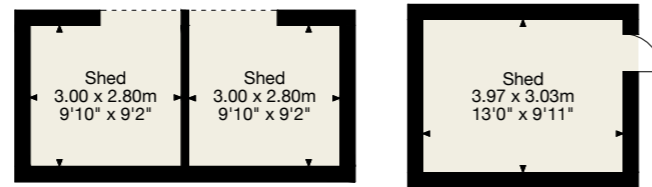
First Floor



Ground Floor



Swimming Pool Complex



Outbuildings



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