



WARDOUR

Boatwrights
Estate Agents



7 WARDOUR COURT

Wardour, Tisbury, Wiltshire,
SP3 6QX

Summary Of Accommodation

Breath-Taking Countryside Residence Within One Of Wiltshire's Most Desirable Hamlets | An Elegant and Prestigious Development | Stunning Accommodation Set Over Three Floors Offering Approx. 3000 Sq. Ft Of Accommodation | Exceptional Quality & High Specifications Throughout | Four Bedrooms, Plus large Loft Room/Bedroom | Three Bathrooms and Downstairs Cloakroom | Elegant Spacious Receptions Rooms | South Westerly Facing, Attractive Peaceful Garden | Garage and Parking | EPC: D

The Property

7 Wardour Court is a stunning countryside residence, full of elegance and charm throughout, located at the rear of this unique development backing onto woodland.

The beautifully presented accommodation, on the ground floor includes a kitchen/breakfast room, leading into a separate dining room, large drawing room, additional study and a single garage with parking in front.

On the first floor there is a large main bedroom with ensuite, plus three further bedrooms served by an additional bathroom.

The second floor includes a large landing/further bedroom, a useful hobby room and a bathroom.

Externally there is off-road parking in front of the garage, and immaculately kept gardens backing onto a small area of woodland.

Local Authority: Wiltshire Council, Band G.

Tenure: The property is freehold with an annual service charge of approx. £2000 for the upkeep of the communal areas. Please note that a number of conditions apply.





Location

The historic settlement of Wardour was once a parish in its own right, though is now part of the civil parish of Tisbury. It is best-known for its extraordinary ancient castle, in which several Hollywood films have been set.

Wardour offers peaceful, rural living. It is in a quiet, unspoilt Area of Outstanding Natural Beauty and was recently given International Dark Sky Reserve status on account of its remarkable night sky. Neighbouring Tisbury is a thriving community with a Co-Op, artisan shops, and an art gallery. The local architecture is exceptional and the woods that surround the settlement are ideal for birdwatching, foraging and walking.

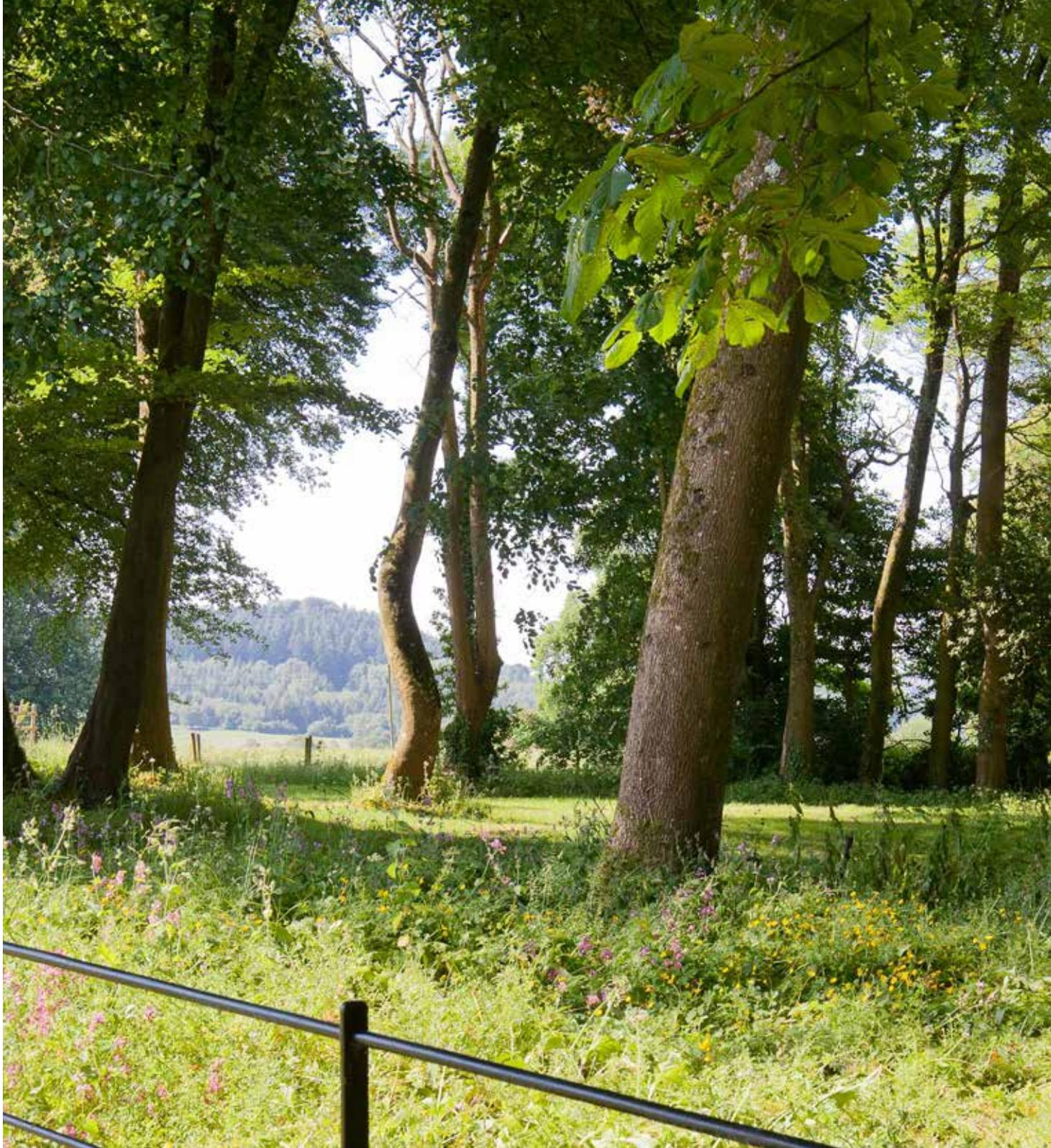
Tisbury also offers a mainline railway station which provides services both east and west to Exeter St. Davids and central London respectively with Waterloo being only 1 hour 50 mins away approximately as a direct route.

Wardour Court

The Award Winning development of Wardour Court is a set of prestigious homes built shortly after the millennium to a Palladian style to compliment the architecture of New Wardour Castle, the former home of the Arundell family built in the 1770's and in whose elevated grounds it is situated.

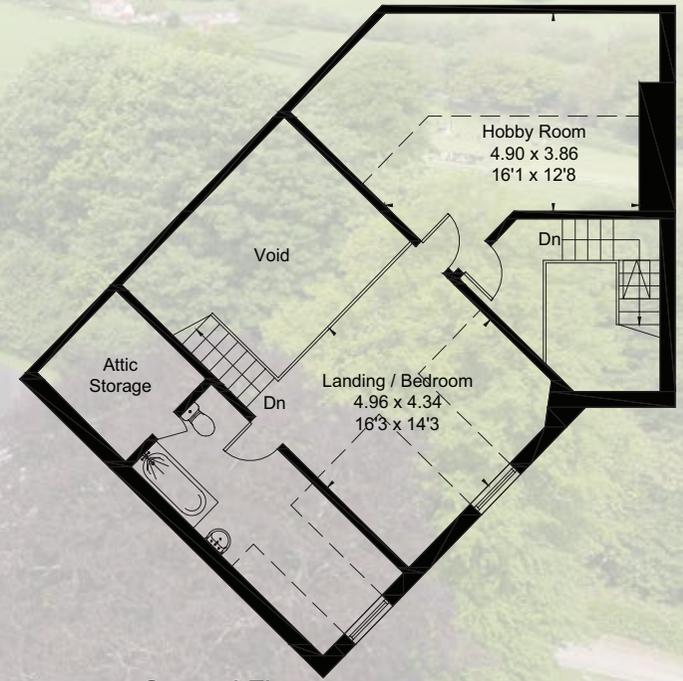
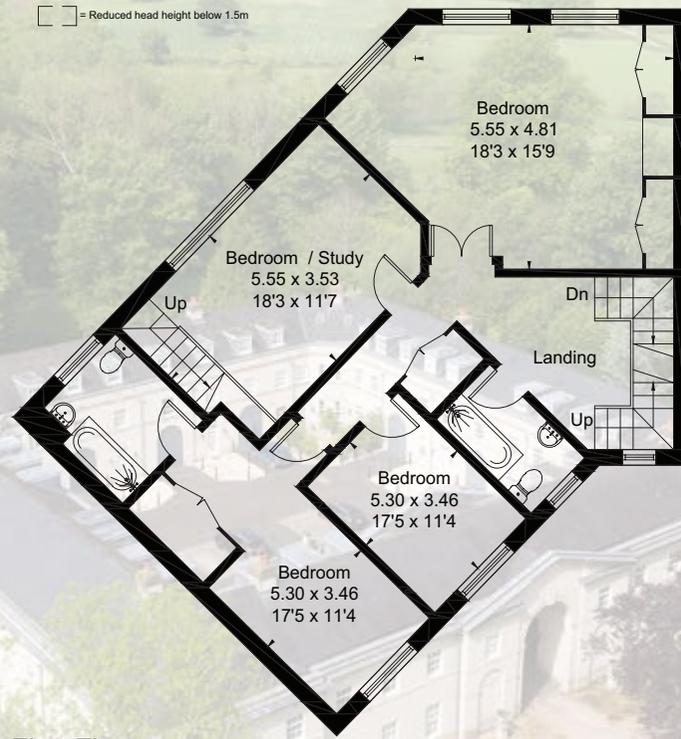
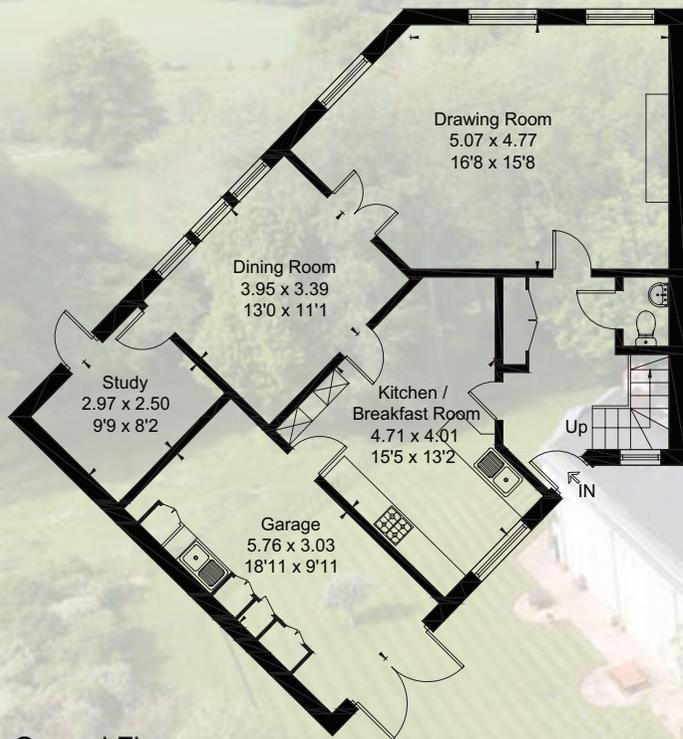
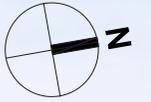
The surrounding Wardour Estate extends to approximately 50 acres of stunning parkland. There are numerous footpaths across the estate, enabling access to extensive walks, including to Old Wardour Castle, an English Heritage 14th century ruin. 'New' Wardour Castle, a Grade I listed palladian-style country house, was built for the Arundell family in 1769, to replace the original Castle. The gardens were designed by George Ingham in 1773 and further modified by Capability Brown between 1775 and 1783. Integral to Wardour Castle is the impressive All Saints Chapel, which still holds services every Sunday. Wardour Court is constructed to the highest standards of contemporary classical elegance, closely related to the style of Wardour Castle itself.

Services: The property is connected to mains water, electricity and drainage. In addition there is a LPG metered central heating system.





Approximate Area = 271.4 sq m / 2921 sq ft (Including Garage / Excluding Attic Space)
Including Limited Use Area (25.5 sq m / 274 sq ft)



= Reduced head height below 1.5m

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. 13th June 2023

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