



LONGFORD  
ESTATES

# Charlton Manor Farmhouse



WHITES



# Charlton Manor Farm, Charlton All Saints, SP5 4HD

Charlton Manor Farmhouse is a stunning Grade II-listed seven-bedroom home with extensive gardens, modern amenities, and outbuildings, set in beautiful farmland.

- Wealth of period features
- Unique large family home
- Mature, south-facing gardens
- Primary bedroom with ensuite, walk-in wardrobe, and views over farmland
- Private driveway with ample garaging
- Full-sized tennis court
- Surrounded by stunning views of active farmland
- Grade II listed property
- Minimum 12-month tenancy
- Oil-fired central heating

£4,500 PCM









# The House

Surrounded by stunning views of active farmland, Charlton Manor Farmhouse is a Grade II-listed seven-bedroom family home, rich in architectural features. Dating back to around 1830, the property stands out in the landscape with its grand façade under a Welsh slate roof and its central porch adorned with Tuscan-style columns.

Upon entering the property, you are welcomed by a wide, open entrance hall featuring a large staircase on the right-hand side. Doors on either side of the hallway lead into the formal reception rooms. The reception room to the right of the entrance is bright and airy, thanks to the large sash windows that overlook the front driveway and surrounding farmland. This room also has double French doors that open onto the terrace, and it features original cornicing along with a working open fireplace complete with a marble surround. The second front reception room includes an open fireplace with an ornate carved wood mantle. This room leads through to the formal dining room, which boasts a large working log burner with a brick surround.

At the rear of the property, the expansive kitchen has been recently updated. It features faux white granite worktops, a full-size two-plate AGA with a warmer and hotplate accessory, and a separate induction hob and electric fan oven situated on a large kitchen island. The spacious kitchen provides ample room for a full-sized dining table and benefits from double French doors that lead out onto the southern terrace and garden, as well as large sash windows on both sides that create a bright and open space. Leading from the kitchen is an exceptionally large utility room that provides space and plumbing for both a washing machine and tumble dryer. The utility room also includes space for a large pump room, featuring modern plumbing and a hot water cylinder.

The ground floor also benefits from a small snug that would serve well as a home office. Additionally, there is a large family shower room with views overlooking the garden.









# The House Cont.

The accommodation at Charlton Manor Farmhouse is split across two floors. The first floor can be accessed via two staircases: one leading from the front of the property and the other from the rear, both of which meet at the centre of the house. At the front of the first floor, the primary bedroom features large sash windows with built-in original wooden shutters, offering views over the front of the property, the surrounding farmland, and the private walled garden. The primary bedroom includes a spacious ensuite bathroom with a separate shower and bath, as well as a large walk-in wardrobe.

The second bedroom, similar in size to the primary bedroom, also features large windows with functioning original wooden shutters. At the rear of the first floor, there is a recently renovated modern family bathroom that includes a full-sized bath with a large thermostatic shower. The final bedroom on the first floor is situated at the rear of the property, with windows overlooking the rear courtyard garden, tennis court, and surrounding outbuildings.

The second-floor accommodation comprises four bedrooms. The sixth and seventh bedrooms are accessed through the fourth and fifth bedrooms and may be better suited as a games room or play area, but could also be utilised for large dry storage.







## The Grounds

The property is accessed via a long tree-lined private driveway that leads to the front of the house. There is ample parking space available by the front, and the driveway also extends around to the rear of the property for more discreet parking options.

The property features a large walled garden on the southern side of the house, which includes a spacious patio terrace accessible from the main reception room, the snug, and the kitchen. Beyond the terrace, there is a sizable lawn area bordered by extensive flower beds on either side. At the rear of the walled garden, a tall hedge separates it from a well-proportioned vegetable garden that includes four large ground-level patches. Additionally, the rear of the property boasts a full-sized tennis court, easily accessible through a gate from the garden as well as from the rear parking area.

The grounds of the property also include several outbuildings. One of these is a double red brick garage with a concrete floor and up-and-over metal doors, which benefits from both power and lighting. Connected to the garage is a small stable, along with further storage areas. The second outbuilding is a raised barn, providing additional dry storage, and finally, there is a lean-to open-fronted storage area.

There is also the opportunity to rent a good-sized paddock, which is subject to separate negotiation.









# Location

Charlton-All-Saints is a charming hamlet in south Wiltshire, known for its lovely 17th and 18th-century thatched cottages along tranquil lanes by the River Avon. The clear waters and abundant wildlife draw visitors for walking and fishing, with scenic paths meandering through picturesque meadows and countryside.

The close-knit community enjoys various annual events and benefits from its proximity to the lively village of Downton, which offers essential amenities like shops, a GP surgery, pubs, and an excellent primary school.

Transport links are strong, with Salisbury train station providing direct services to London Waterloo, Bristol, and Exeter. The A303 and A36 ensure easy road access to London, Bath, and the south coast.

The area is also well served by an outstanding selection of schools, such as Godolphin, Chafyn Grove, and the Grammar Schools in Salisbury, as well as prestigious preparatory and secondary institutions like Sandroyd, Port Regis, Marlborough College, and others in the vicinity.



Southampton Central: 30 min  
Bath Spa: 1 hr  
London Waterloo: 1 hr 28 min



Salisbury: 10 min  
Bath: 1 hr 10 min  
Greater London: 1 hr 45 min



Charlton All Saints: 17 min  
The Goat: 48 min  
Central Salisbury: 2 hr 11 min



# Charlton Manor Farm, The Highway, Charlton All Saints, Salisbury, SP5

Approximate Area = 5630 sq ft / 523 sq m (excludes lean to / barn)

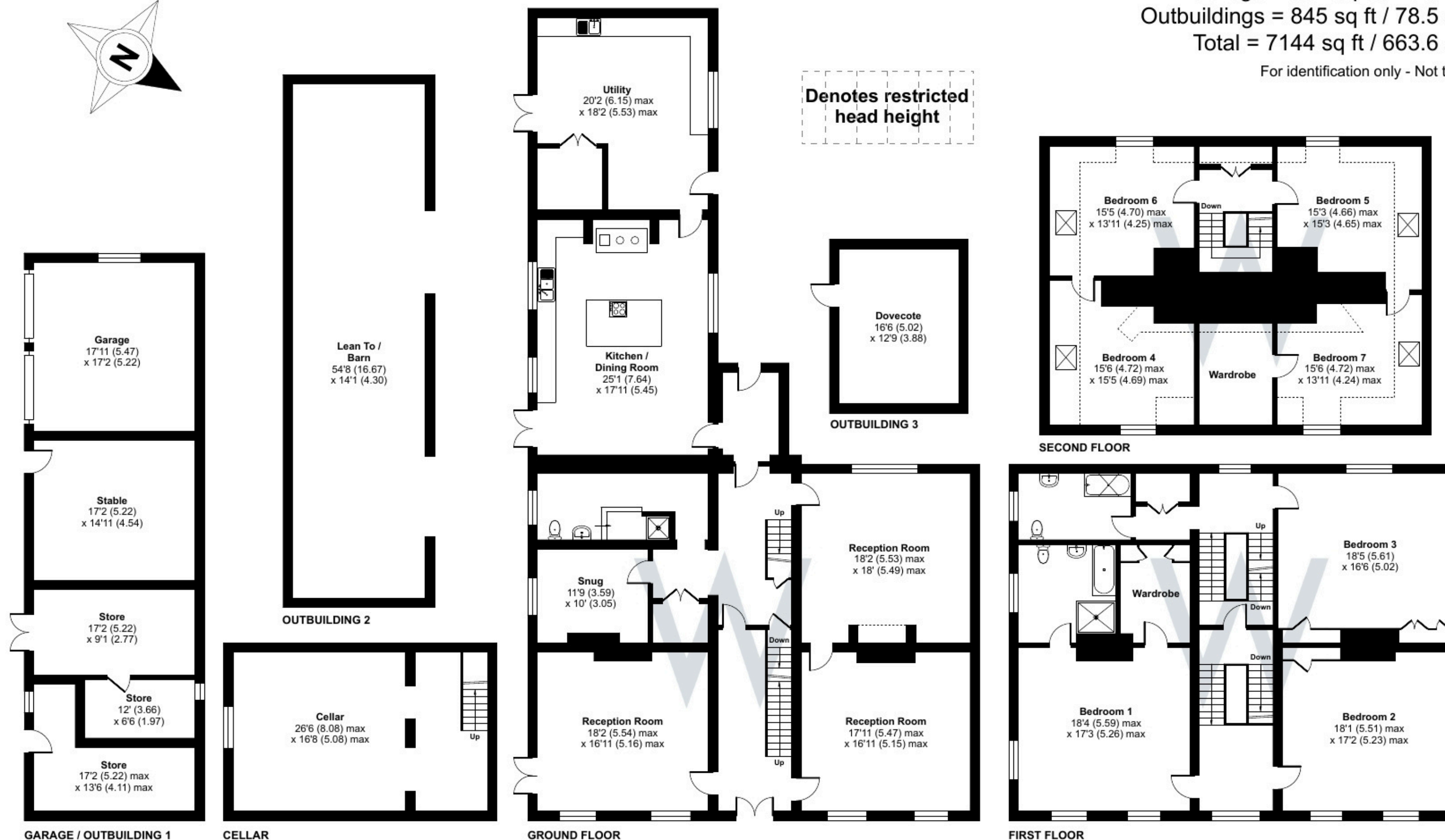
Limited Use Area(s) = 362 sq ft / 33.6 sq m

Garage = 307 sq ft / 28.5 sq m

Outbuildings = 845 sq ft / 78.5 sq m

Total = 7144 sq ft / 663.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n&checom 2025. Produced for H W White Ltd. REF: 1384695



Whites Estate Agents

Castle Chambers, 47 Castle Street,  
Salisbury, SP1 3SP  
Lettings-management@hwwhite.co.uk  
01722 336 422



# Key Information

Local Authority:  
Wiltshire Council

Furnishing:  
Unfurnished

Payments:  
Deposit - £5,192

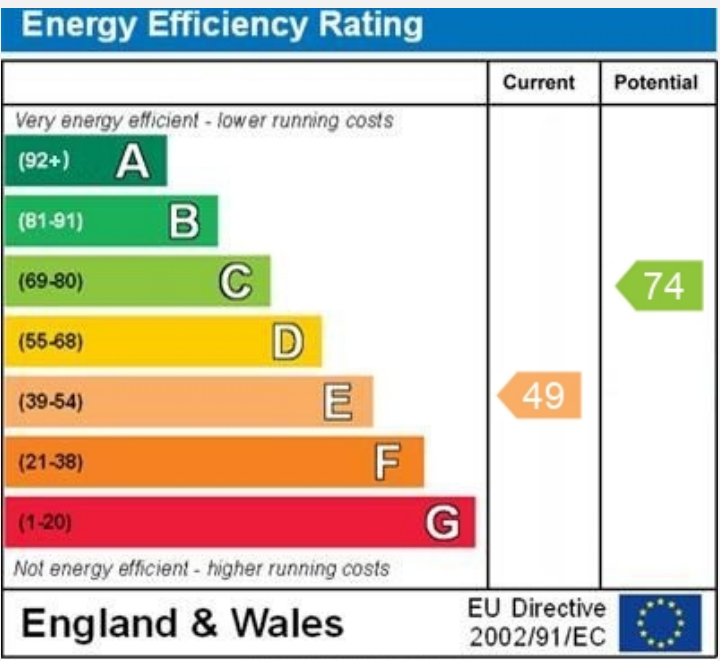
Services:  
Oil, Electric and Water

Heating:  
Oil Central Heating

Council Tax:  
Band - H

Minimum tenancy of 12 Months

## Property EPC



Whites Estate Agents

Castle Chambers, 47 Castle Street,  
Salisbury, SP1 3SP  
Lettings-management@hwwhite.co.uk  
01722 336 422



# W WHITES

