



BAPTON, WILTSHIRE, BA12

**Winkworth**



## BAPTON MANOR, BAPTON, WILTSHIRE, BA12

Available to rent on a long-term tenancy, Bapton Manor is a handsome and substantial, Grade II Listed country house, situated on the edge of the village of Bapton in a rural location with views to open countryside on both sides. Set in over 7.2 acres of grounds the property includes four stables, a variety of outbuildings, an outdoor swimming pool and two paddocks.

### AT A GLANCE

Entrance Hall, Drawing Room, Sitting Room, Dining Room,  
Kitchen, Breakfast Room, Study, Office, Utility Room, 2  
Downstairs Cloakrooms, Principle Bedroom and 7 further  
Bedrooms, 5 Bathrooms, Outdoor Pool, 2 Garages, 4 Stables,  
Office, Store, Workshop, Paddocks of 4.3 Acres.



Minimum Term 12 months for a rent of £5250 per calendar month.

## LOCATION

Situated in the Wylde Valley, Bapton Manor is in an area of outstanding natural beauty (AONB) and forms part of the Bapton Estate which comprises a working farm and a number of residential properties and land.

The nearby village of Wylde offers a range of amenities, including a village shop, post office, church, village hall and a well-regarded pub. There are numerous footpaths allowing for long country walks.

Transport links are excellent being less than a mile from the A303 which provides links to the M3 to London and M5 to Exeter and the North.

Larger amenities are found in the city of Salisbury, 13 miles to the east, where there are a wealth of shops, restaurants, bars, a cinema and mainline station (Waterloo 1hr 28mins).

Schooling in the area is excellent with primary and secondary schools including Sherborne, South Wilts, Godolphin, Bishops, St Mary's, Hazelgrove, Bryanston and Clayesmore.



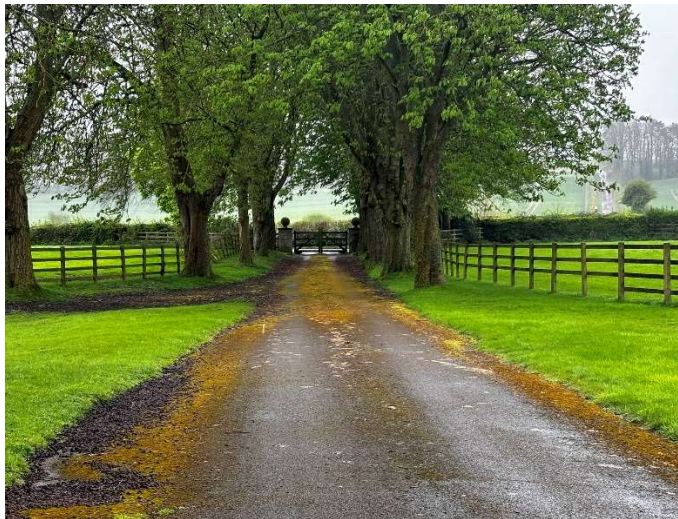


## DESCRIPTION

The Property is accessed via electric gates which lead down a long, tree-lined driveway. Parking for multiple vehicles is available in the rear courtyard and to the front of the house. Dating back to the 17<sup>th</sup> Century with an early 19<sup>th</sup> Century extension, the property is full of character features and extensive, flexible accommodation.

From the front door, you will find yourself in an internal hallway which leads to the reception rooms and on into the kitchen. The reception rooms are all of generous proportions, perfect for entertaining or for family space. Large sash windows with window seats, and fireplaces can be found in the Sitting and Drawing rooms. In the kitchen there are bespoke fitted units with granite work surfaces, an Aga and island unit. A utility room, study, office and two downstairs cloakrooms complete the ground floor.

Upstairs there is a principle suite with large bedroom, fitted wardrobes and ensuite bathroom with double sinks shower and bath. There are a further 7 bedrooms and 4 additional bathrooms plus a laundry room.



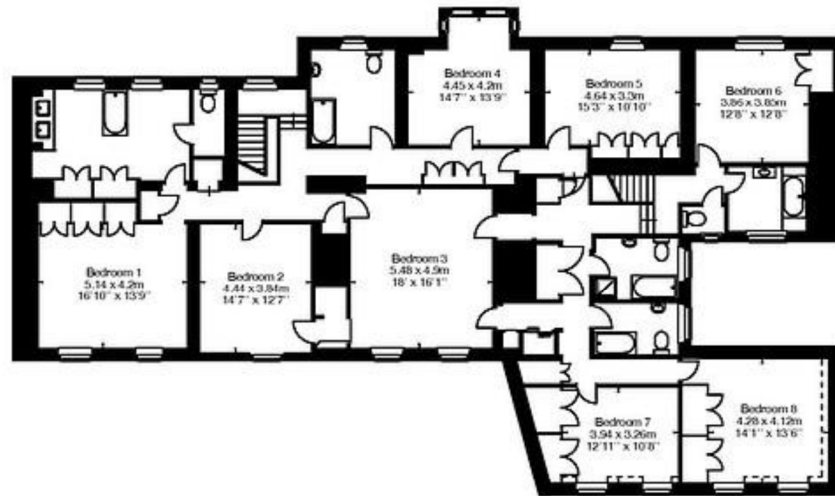


## OUTBUILDINGS

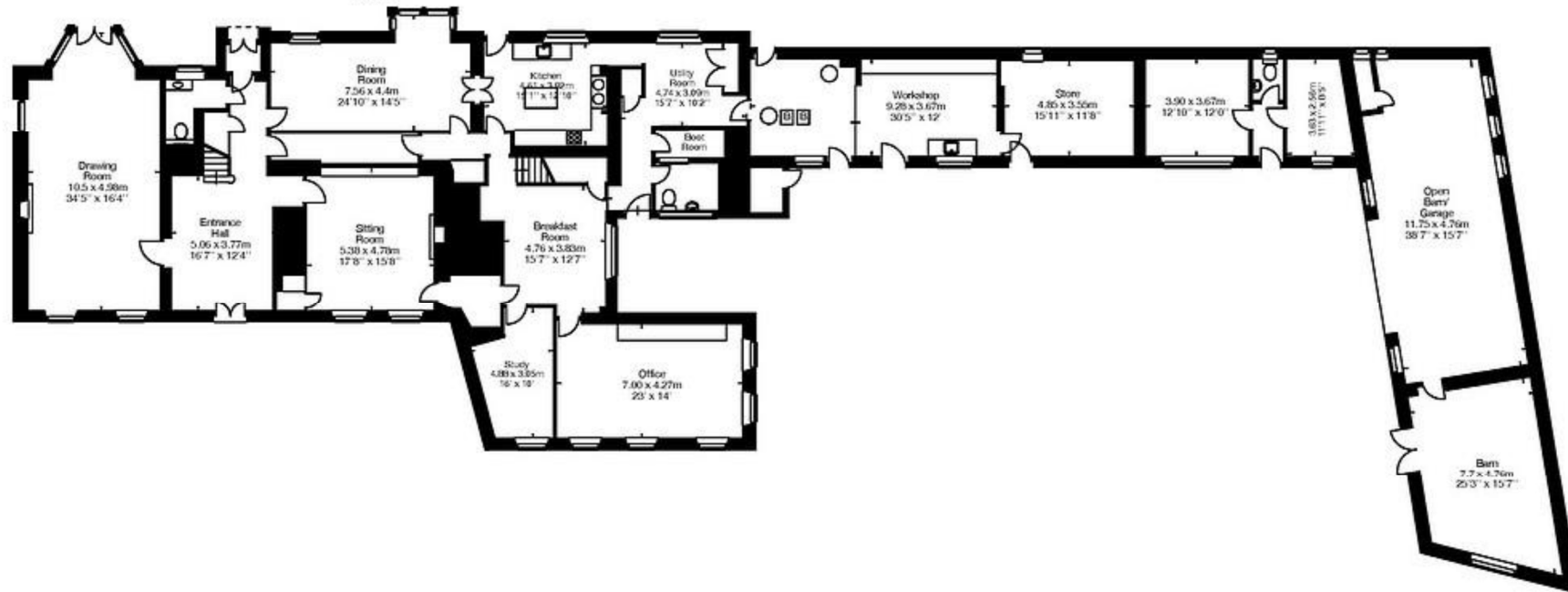
The stables and outbuildings are all within easy access of the house and paddocks. The grounds, which extend to just over 7.2 acres include 4.3 acres of paddock land, the rest is made of up garden laid mainly to grass, with herbaceous borders and hedges. The buildings comprise of a double garage, office space with WC, workshop and large store. To the rear, beyond the main lawn is an outdoor swimming pool, privately located behind a large hedge.

As well as the extensive accommodation and outbuildings, the property offers great privacy, peace and quiet and security.





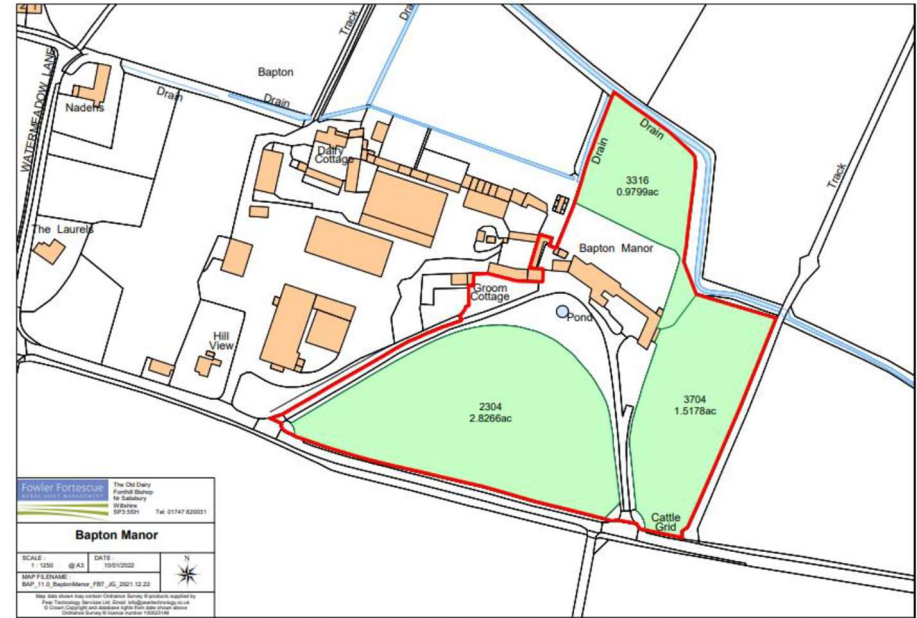
First Floor



Ground Floor

Bapton Manor Farm,  
Wimborne, BA12 0GB  
Approx. Gross Internal Area  
8251 Sq Ft - 766 Sq M  
(Including Garage/ Barn)





## TERMS

Rent: £4950 per calendar month, exclusive of council tax and utilities.

Terms: The property is offered on a minimum 12 month tenancy. A holding deposit of £1450.00 will be payable to secure the property and will be deducted from the first Month's rent. A security deposit of £7265.00 will be payable at the start of the tenancy.

The property is offered unfurnished but curtains pictures will be included.

The property is available immediately.

Council Tax Band H

EPC Band £

Pets by negotiation.

Viewings strictly by appointment with the agent.

Disclaimer: These particulars are for guidance purposes only and should not be relied upon as statements or representations of fact. They do not constitute an offer or contract. Any measurements are approximate and not to scale. Any applicant must satisfy themselves of the accuracy of the information provided within these particulars by inspection. Winkworth does not accept responsibility for any expenses incurred for inspections of properties which have been let sold or withdrawn.

Services: The property is served by private water via the Estate Borehole, private drainage and mains electricity. The central heating system is powered by the Estate Biomass Boiler. BT broadband available. Mobile phone coverage available through 4 main suppliers (Ofcom mobile availability checker).



Winkworth Marlborough, 97 High Street, Marlborough Wiltshire SN8 1HD, T: 01672 552777 E: [marlborough@winkworth.co.uk](mailto:marlborough@winkworth.co.uk)  
Winkworth Salisbury, 44 Castle Street, Salisbury, Wiltshire, SP1 3TS; T: 01722 443000, E: [salisbury@winkworth.co.uk](mailto:salisbury@winkworth.co.uk)

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