



The Gate House is the sort of home that immediately captures your imagination. With its castellated stone walls, turreted towers and historic gatehouse architecture, it has the appearance and atmosphere of a much older country house. Yet behind the characterful façade is a home that was thoughtfully built in the 1990s to offer the comfort, practicality and proportions of modern living.

The original arched gateway and towers create an impressive focal point and give the house a real sense of grandeur on arrival. A separate gated driveway provides more practical everyday access with plenty of parking beside the house. Although The Gate House sits close to the A30, the substantial stone walls, enclosed courtyard and mature gardens create a surprising sense of privacy and shelter once inside the grounds. Most of the windows look out across the courtyard and gardens giving the house a far more secluded feel than you might expect.





Inside, the house feels spacious and comfortable with a layout designed for both everyday living and entertaining. Many of the rooms are dual aspect, drawing natural light through the house throughout the day, while architectural details such as stone mullion double glazed windows, arched ceilings and panelled features give the interiors warmth and individuality.

The front door opens into a generous reception hall which sits at the centre of the house. Tucked beneath the staircase is a cloakroom, while the main reception spaces unfold naturally from the hall itself.

The sitting room is a welcoming and atmospheric space, centred around a large stone fireplace with a wood burner. Views through the wisteria-framed windows look back across the courtyard, adding to the feeling of character and enclosure.





From here, the house flows naturally into the garden room, one of the standout spaces in the property. Full-height glazed sliding doors frame the gardens beautifully and fill the room with soft, dappled afternoon light. The mature trees and woodland backdrop create the feeling of being tucked away in a peaceful woodland retreat.

Also leading from the drawing room is the library, fitted with bespoke shelving and cabinetry and currently used as a generous home office. This quieter side of the house works particularly well for working from home, reading or simply retreating from the busier family spaces.





The opposite wing of the house is designed very much around everyday family life and entertaining. The kitchen was refitted in 2020 in a classic shaker style with granite worktops, integrated NEFF appliances and a central island incorporating a five-burner gas range. There is plenty of storage, workspace and room for informal dining, making it a sociable and practical heart of the house. A door opens directly onto the east-facing terrace, an ideal spot for morning coffee overlooking the side garden.

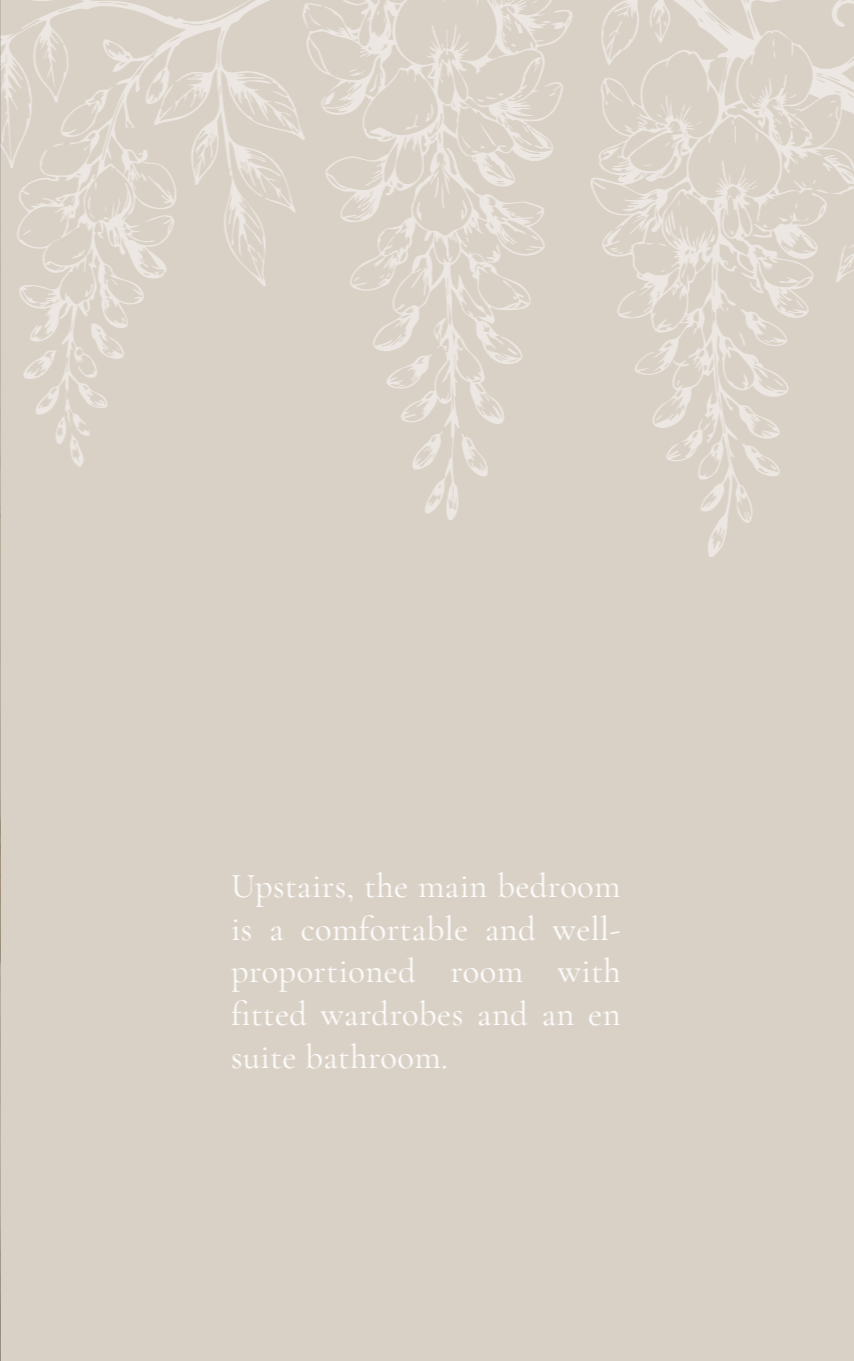




From the kitchen, the house flows naturally into the family room, a comfortable everyday living space with an east-facing window bringing in the morning light. This in turn opens into the triple-aspect dining room, creating a connected suite of rooms that works exceptionally well for entertaining, family gatherings and busy day-to-day life. Together, these rooms create a wonderful sense of flow while still allowing each room to retain its own character.

Positioned just beyond the kitchen is a practical utility room, a separate study and an additional cloakroom, creating a useful area for day-to-day family life and home working.





Upstairs, the main bedroom is a comfortable and well-proportioned room with fitted wardrobes and an en suite bathroom.





A second double bedroom also benefits from its own en suite and fitted storage, while two further bedrooms are served by the family bathroom. One of the bedrooms features a beautifully painted medieval-style tent ceiling, adding another unexpected layer of character to the house.





Outside, the gardens wrap around much of the property and feel mature, private and wonderfully varied. Areas of lawn are interspersed with established trees, shrubs and seasonal planting including magnolia, roses, snowdrops, primroses and bluebells, while apple trees sit alongside a productive vegetable garden. Different areas of the garden catch the sun at different times of day, creating a garden that changes beautifully with the seasons. The west-facing orientation means the garden enjoys the afternoon and evening sun particularly well.





At the centre of the property, the enclosed courtyard with its ornamental fountain provides another sheltered outdoor space for sitting out or entertaining. There is also a detached double garage with storage above and a large driveway which has space to park around six vehicles.

The Gate House offers something genuinely unusual - a home with the atmosphere and romance of a historic gatehouse combined with the practicality and ease of a far more modern property. It is distinctive without feeling impractical, full of character without the compromises often associated with period houses, and memorable from the moment you arrive.



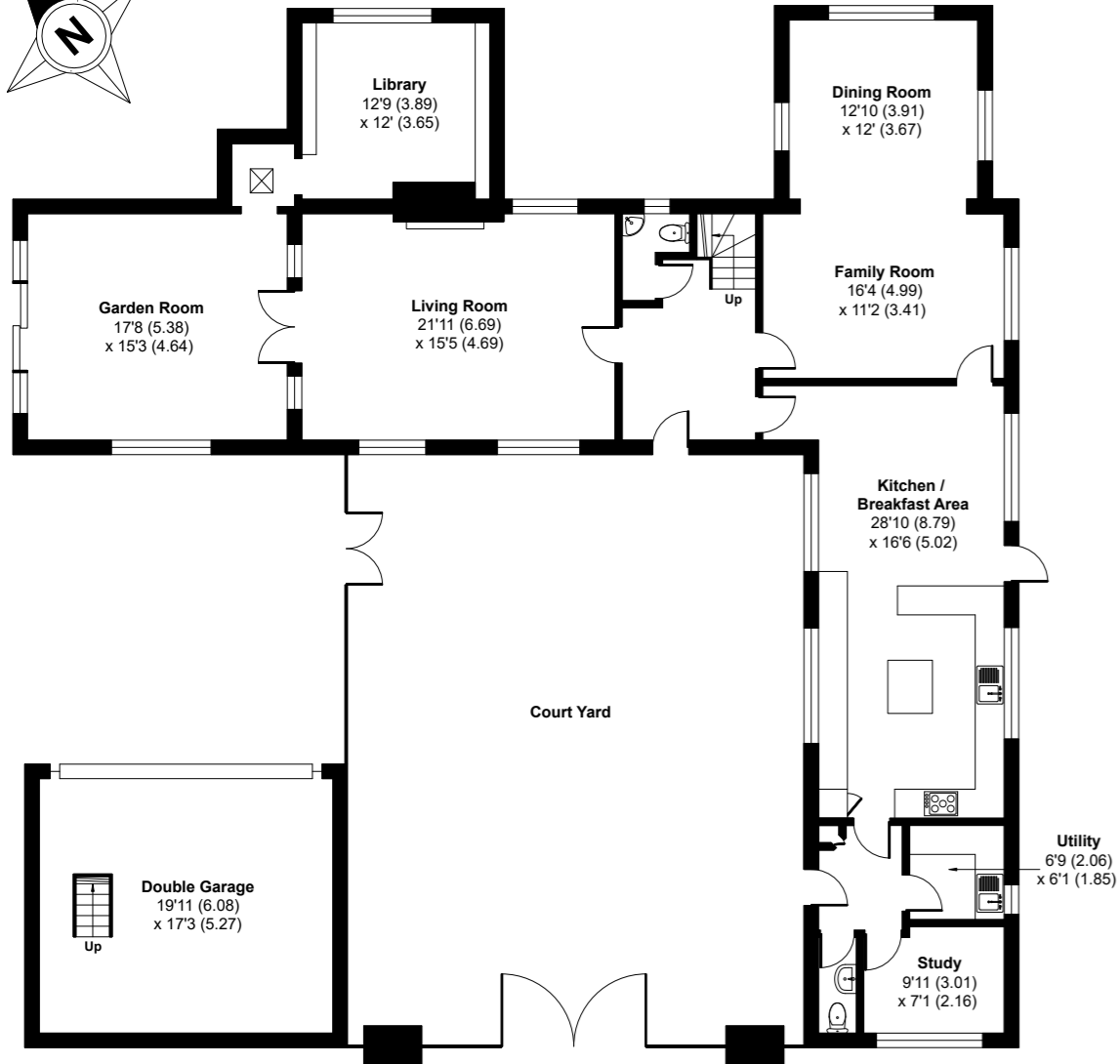
ABOUT THE AREA

Compton Chamberlayne sits within the heart of the Nadder Valley, surrounded by rolling countryside and attractive Wiltshire villages. The area is well known for its walking, cycling and riding routes, with beautiful chalk downland and countryside in every direction.

The nearby village of Fovant provides a village shop, post office, doctor's surgery and village hall, while Wilton offers a wider range of shops, cafés, pubs and restaurants. Salisbury is also within easy reach and provides an excellent range of amenities including a mainline railway station with direct trains to London Waterloo, alongside highly regarded schools, leisure facilities, independent shops and cultural attractions.

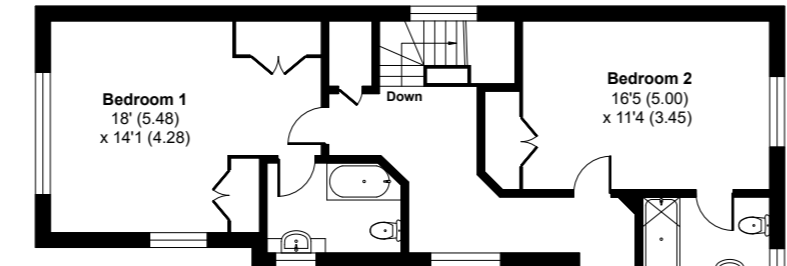
The property is also well placed for access to the A303, providing convenient routes towards London and the South West.





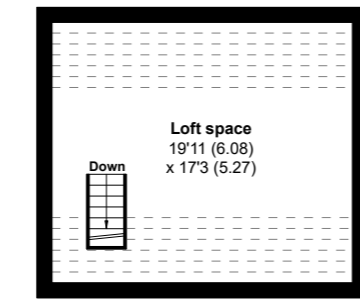
GROUND FLOOR

Approximate Area = 3117 sq ft / 289.5 sq m
 Limited Use Area(s) = 168 sq ft / 15.6 sq m
 Garages = 522 sq ft / 48.4 sq m
 Total = 3807 sq ft / 353.5 sq m
 For identification only - Not to scale



FIRST FLOOR

Denotes restricted head height



GARAGE FIRST FLOOR

KEY FEATURES

- Distinctive castellated home built in the 1990s combining character with modern comfort
- Four bedrooms and three bathrooms
- Spacious drawing room with stone fireplace and wood burner
- Garden room with full-height glazed doors and woodland outlook
- Recently renovated shaker-style kitchen with granite worktops and integrated NEFF appliances
- Family room opening into a triple-aspect dining room
- Library/home office with bespoke shelving plus separate additional study
- Enclosed courtyard with ornamental fountain
- Detached double garage with storage above and parking for around six vehicles
- The historic gatehouse and turreted towers are both Grade II Listed

Address	The Gate House, Shaftesbury Road, Compton Chamberlayne, Salisbury, SP3 5DJ
EPC	
Tenure	Freehold
Council Tax	Band G
Local Authority	Wiltshire Council
Property Size	3117 sq ft or 289.5 sq m (not including garage)
Utilities	Private sewage treatment plant
Heating	Oil-fired central heating with wood burner Boiler installed in 2025 with remaining warranty



THE GATE HOUSE

COMPTON CHAMBERLAYNE

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