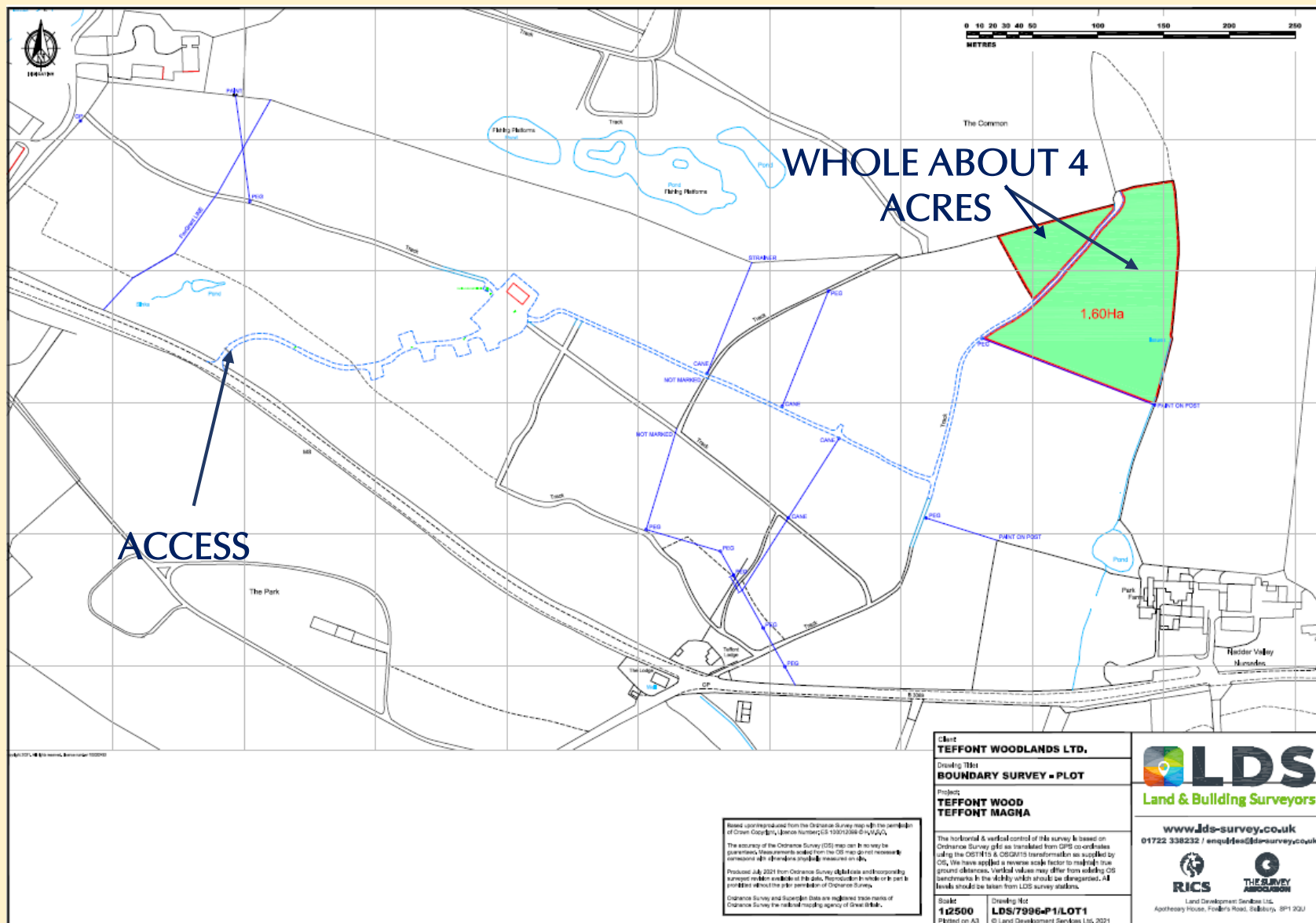


## Woodland at Teffont Wiltshire SP3 5RS



Rare Opportunity to Acquire a Mature Block of Mixed  
Broadleaf and Conifer Woodland on the Western Edge of The  
National Trusts Philipps House  
Whole About 4 Acres  
**GUIDE £70,000++**



**SITUATION**  
*Tisbury 4.5 miles, Hindon 6 miles, Salisbury 8 miles, Shaftesbury 13 miles, London 103 miles*

**LOCATION**  
The woodland is situated on the western edge of Dinton and Philipps House, on the outskirts of Teffont, a well regarded village with excellent road access and close to Tisbury which has a good variety of shops as well as a mainline railway station. The woodland benefits from good communication links with the A303 to the north providing access to the M3 and M5 motorway network. The Cathedral City of Salisbury lies within easy reach to the east with Blandford Forum, Poole and Weymouth to the south (via A350).

The market town of Shaftesbury provides a good range of services including two supermarkets, a post office, public houses, restaurants, church and a school with more comprehensive shopping, sporting, cultural and education facilities found in Salisbury. Good walking and cycling opportunities abound from the property into the surrounding Countryside. Fishing can be enjoyed on the River Nadder nearby on licence via private clubs and organisations.

**TEFFONT WOODS**  
Set in the Wiltshire countryside, Teffont woodland is an idyllic place to enjoy peaceful wildlife observations as well as engaging in active woodland management across the array of topography. Access to the woodland is via a private gated entrance that leads to a stone woodland track that's met via the B3089. The woodland is mainly semi-mature oak, Birch, Fir, Ash and enjoys a canopy of Bluebells throughout spring. There are some large clearings that provide grazing opportunities for the deer and other wildlife, attracting them to the surrounding area.

**HISTORY**  
The woodlands once formed part of the Dinton Park Estate, acquired by the famous political Wyndham family in 1689 and much enlarged in the 18<sup>th</sup> and early 19<sup>th</sup> Centuries. The adjoining park land and neo-Grecian house designed by Jeffry Wyatville in 1820, now known as Phillips House, adjoins and the access to the estate would appear at one time to have come through the property from the Lodge as there is evidence of a driveway lined by sweet chestnuts and occasional park railings. Philipps House is now owned by the National Trust and the parkland and grounds are open daily all year.

**VIEWINGS**  
All viewings strictly by appointment through the agents on **01722 782727**. Please contact Maddie Standing-Gill or William Fox-Grant for further details or email [maddie@foxgrant.com](mailto:maddie@foxgrant.com)

**DIRECTIONS**  
From Salisbury head west on the A30 for Shaftesbury. After about 2 miles, in the centre of Barford St Martin turn right signposted Dinton (B3089). Continue through Dinton and pass the thatched lodge on your left and the woods can be found on your right hand side, before entering Teffont itself.  
**Postcode : SP3 5RS**



**Maddie Standing-Gill**  
**AGENTS NOTES**

Fox Grant and their clients give notice that:

1. They have no authority to make or give any representations or warranties in relation to the property.
2. These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or representations of fact.
3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

**COVENANTS**  
There are no historic restrictive covenants over the woodland.

**SPORTING RIGHTS**  
The sporting rights are owned and included in the sale.

**RIGHT OF WAY**  
There will be a shared vehicular right of way to the property and a pedestrian right of way over the dividing track. There are no public footpaths on the land.

**SERVICES**  
None

**AUTHORITY** Wiltshire Council Tel: 0300 456 0100

**SOLICITORS** Austreng Partnership – Full legal pack available

