

Netherhampton Farm

SALISBURY › WILTSHIRE





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An exclusive collection of 20
three & four bedroom stone-built houses
in the beautiful Nadder Valley between
Salisbury & Wilton



The ancient fortifications of Old Sarum



The spectacular Palladian Bridge at Wilton House



Salisbury's historic Market Square



Historic Mompesson House and the beautiful houses of Choristers Square

THE UK'S BEST PLACE TO LIVE

Wiltshire's Ancient Jewel

THE SLENDER SPIRE of Salisbury's medieval Cathedral ascends gracefully over the rolling Wiltshire landscape, the defining landmark for miles around. Dating from 1220, the Cathedral holds one of the surviving copies of the Magna Carta, confirming its place in our nation's story.

Centuries of history run through the veins of this small but world-famous city and its surroundings: nearby site Stonehenge attracts visitors from all over the world; Old Sarum, the original location of the city, is an ancient fortification just outside the centre of modern-day Salisbury; the city centre's network of streets revolves around the Cathedral, which seems to appear between every building and around every corner.

Salisbury was named the UK's best place to live by The Sunday Times in 2019, and offers an unrivalled quality of life, an attractive environment and an excellent range of amenities. Its Purple Flag status signifies the excellence of its evening and night life: the city has a vibrant cultural scene, with the Playhouse and Arts Centre offering varied programmes. The International Arts Festival attracts performers from around the world and takes place in May and June.

There is a delightfully varied choice of shops, from characterful independents to high street names, with a Waitrose near the city centre and the twice-weekly Charter market.

Creative people have been drawn to the city over the years: John Constable painted the Cathedral several times, while Dickens and Hardy took inspiration from its streets. Author Sir WIlliam Golding taught at Bishop Wordsworth's School and lived in the Chalke Valley.

Salisbury has many well-regarded schools including Bishop Wordsworth's and South Wilts Grammar Schools (both rated Outstanding by Ofsted), as well as noted independent schools such as the Cathedral School, Leehurst Swan, Chafyn Grove and Godolphin.



A glimpse of the Cathedral

ONCE THE CAPITAL OF WESSEX

The Beauty of the Nadder

NETHERHAMPTON is a quiet, pretty community with a village church, nursery school and pub, set in a conservation area, and just three miles from Salisbury city centre.

Its location on the shallow slopes of the Nadder valley lends it a tranquillity and beauty, with the nearby river winding its way sleepily through the broad water meadows down towards the city.

Attractive Wilton – once the capital of Wessex, from which Wiltshire takes its name – has a range of amenities including a small supermarket, bakery, a doctor, dentist, cafés, pubs, a hotel with restaurant and a weekly market. Its identity as a rural community comes to the fore when its Sheep Fairs take place every summer and autumn.

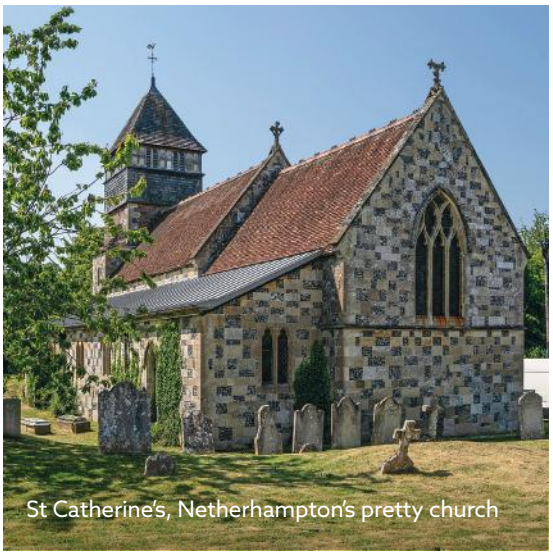

Salisbury races

Wilton House has recently been used as a location for the drama series Bridgerton and The Crown and hosts a range of charity events throughout the year, from the Wilton Wake Up classic car shows to the Salisbury Summer Fair. Netherhampton Farm was until relatively recently a part of the Wilton Estate.

The historic Pembroke Arms is also part of the Wilton Estate and was built for visitors to Wilton House in the 18th century, in the time of the 10th Countess of Pembroke, Elizabeth Spencer, one of Princess Diana's ancestors; it now offers stylish rooms and a delicious menu using the best local ingredients.

Salisbury racecourse is the second oldest in the country, with horse racing having taken place on the Race Plain since 1584. It hosts a varied programme of themed race meetings throughout the season. The racecourse and its neighbour the Salisbury & South Wilts golf club are both very close to Netherhampton Farm.

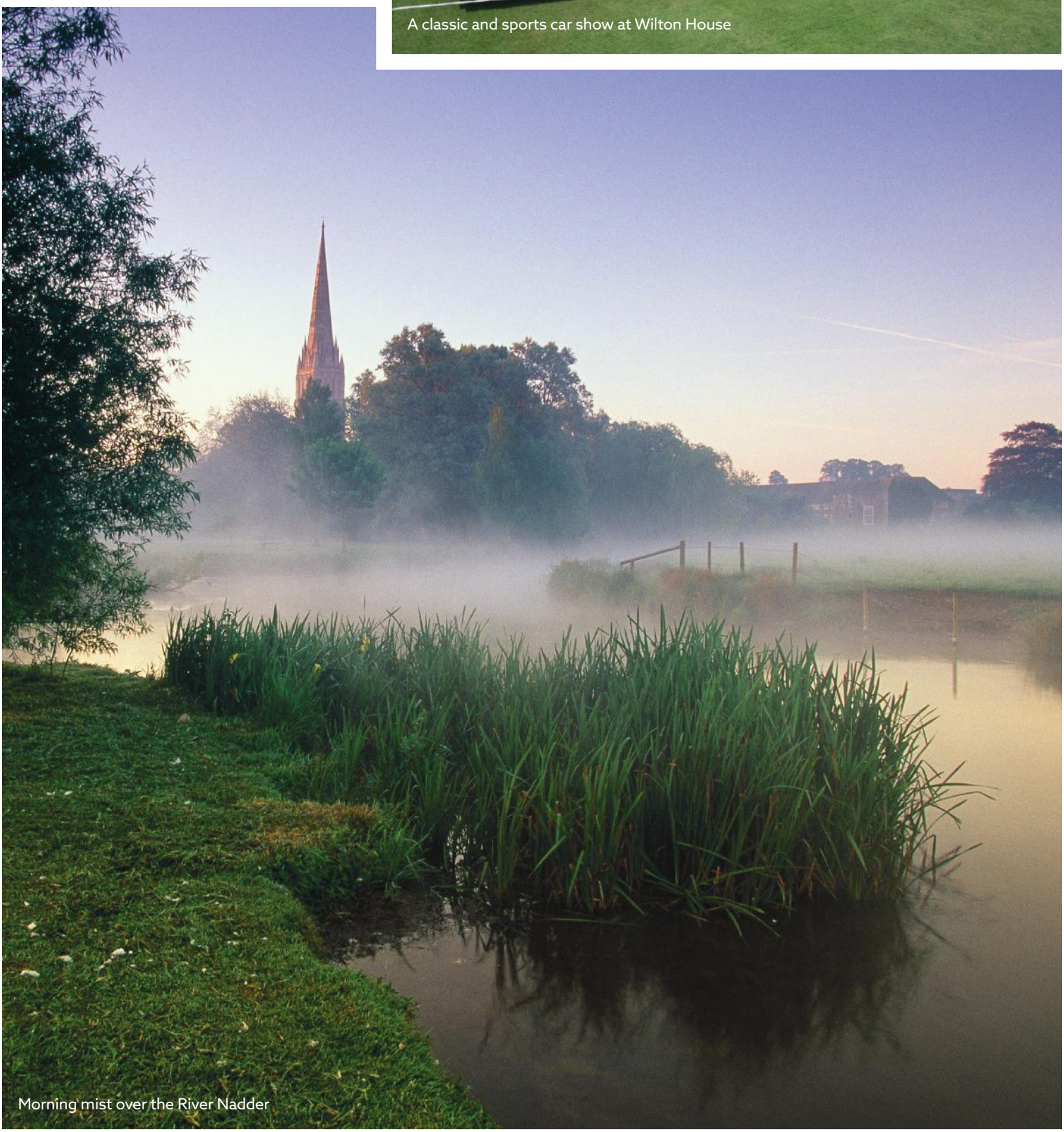
The village of Broad Chalke, with its crystal clear chalk stream and delightful 4-star pub the Queen's Head, was voted one of the best villages to live in in the UK in 2021 and lies just over the hill from Netherhampton. At the Chalke Valley History festival in June, you can try medieval sword fighting, see living history displays and enjoy live music.



St Catherine's, Netherhampton's pretty church



A classic and sports car show at Wilton House



Morning mist over the River Nadder

Netherhampton Farm

sits in the beautiful Nadder Valley, yet is only three miles from historic Salisbury




SOUTHAMPTON - 25 MILES
ROMSEY - 19 MILES
NEW FOREST - 15 MILES
HARNHAM
TO SALISBURY - 3 MILES
SALISBURY & SOUTH WILTS GOLF CLUB
VICTORIA & ALBERT PUB
ST CATHERINE'S CHURCH
NETHERHAMPTON
TO WILTON - 2 MILES, A36 AND A303

BEAUTIFULLY CRAFTED THROUGHOUT

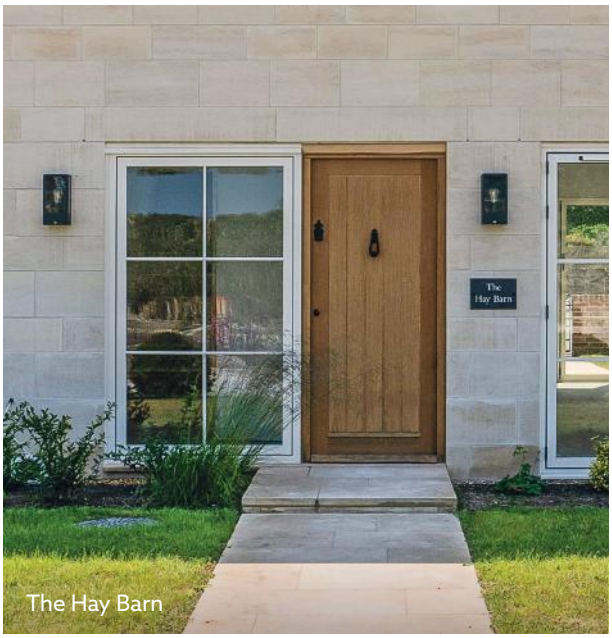
Traditional Style, Contemporary Luxury

WELL-EQUIPPED KITCHENS, homely reception rooms and relaxing bathrooms: throughout the development of Netherhampton Farm we have been committed to ensuring that you will get the most out of every aspect of your new home, so we have taken the greatest care in the installation, decoration and finishing of each and every item.

From the hand-cut Lincolnshire stone construction and the innovative biofuel burner to the characterful monkey-tail window latches and the Belfast kitchen sink, everything has been meticulously designed and planned to be just so. Details of the exteriors are designed to echo features of the original farm buildings.



Bluebell Cottage



The Hay Barn

The more traditional features of the properties are complemented by contemporary touches like the luxurious rainfall shower heads, bi-fold garden doors and integrated USB sockets.

Each of the properties at Netherhampton Farm is designed for modern family life – and on many of the units, purchasers will be able to choose their own finishes, depending on the stage of construction.



Apple Tree House and Pear Tree House



Meadow's Edge



The Paddocks



The Dairy



The Oaks

AN EXCEPTIONAL LEVEL OF FINISH

Specifications

Kitchen

- Chilcomb range units in Porcelain or Fairford range units in Pebble grey & Dusk blue
- 20mm Silestone worktops in Miami White Quartz
- 40mm solid oak breakfast bar
- 22mm Calacatta mineral worktop
- Lamona ceramic undermounted or white bowl sink with Lamona Adra swan neck tap in brushed nickel
- Under-cabinet lighting
- Bosch induction hob (4-zone in no 2, 5-zone in no 14)
- Bosch double oven or Lamona multi-function oven
- Rangemaster Infusion induction range cooker in Slate
- A range of Lamona integrated appliances including: washer/dryer, dishwasher, larder freezer, fridge freezer, 70/30 fridge freezer*

Utility room

- Chilcomb range units in Porcelain or Fairford range units in Pebble grey & Dusk blue
- 22mm Calacatta mineral worktop
- 40mm solid oak worktops with resin coating
- Lamona Belfast sink or stainless steel sink with Lamona Adra swan neck tap in brushed nickel
- Lamona full-height larder freezer
- Lamona integrated washing machine and tumble dryer

Cloakroom

- Vitra Integra wall-hung or floor-mounted WC*
- Halcyon ceramic basin with floor-standing basin unit in Stone grey and Vado Sense mini mono basin mixer tap
- Hib Emma mirror

Bathroom

- Vitra Integra wall-hung WC
- Halcyon basin unit in Stone grey with Vado Sense smooth body mixer tap
- Cleargreen Sustain bath with folding shower screen
- MX low profile shower tray with Vado shower set
- Ashdown stainless steel towel rail
- Cabinet mirror with sensor-activated lighting and demister

Ensuite

- Vitra Integra wall-hung or floor-mounted WC*
- Halcyon ceramic basin with floor-standing basin unit in Stone grey and Vado Sense smooth-body mixer tap
- MX low profile shower tray with Vado shower set
- Cabinet mirror with sensor-activated lighting and demister
- Ashdown stainless steel towel rail

Electrical & Heating

- NIBE air source heat pump with 200 or 300 litre tank*
- Heat Mat underfloor heating to first floor bathrooms
- Ecosy+ Hampton 5 Pure Bio biofuel burner
- Wet underfloor heating to ground floor
- Radiator heating on first floor
- Roof-mounted solar panels*
- Downlighters throughout
- Low-level bathroom lights
- External wall lights

Warranty

- Advantage 10-year insurance-backed warranty

* Choice or specification may vary by property. Certain items may not be available in all properties. Photographs show the show home at Netherhampton Farm. The developer reserves the right to make substitutions with items of equivalent or higher quality and to change the specification without notice.















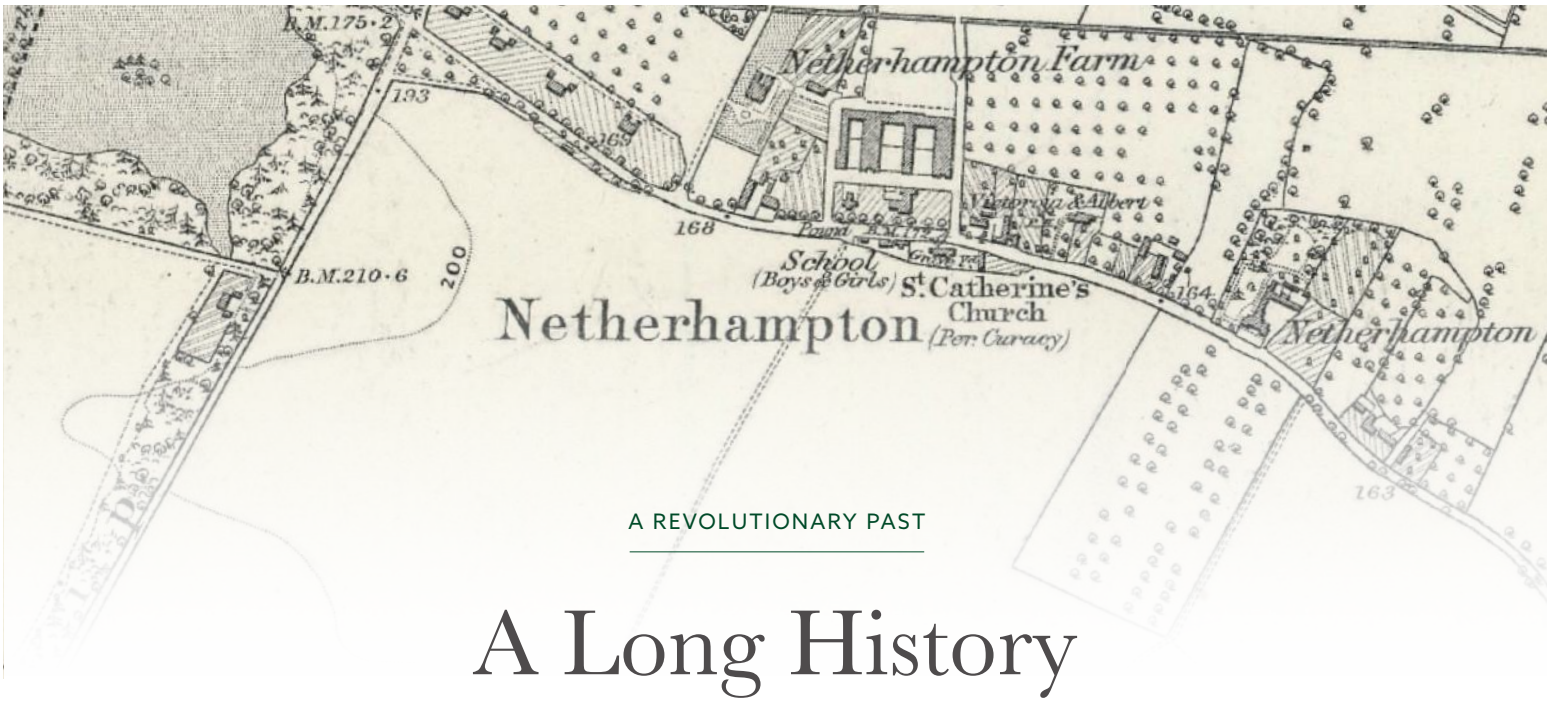
All the homes at Netherhampton Farm are beautifully finished, with a light, airy feel











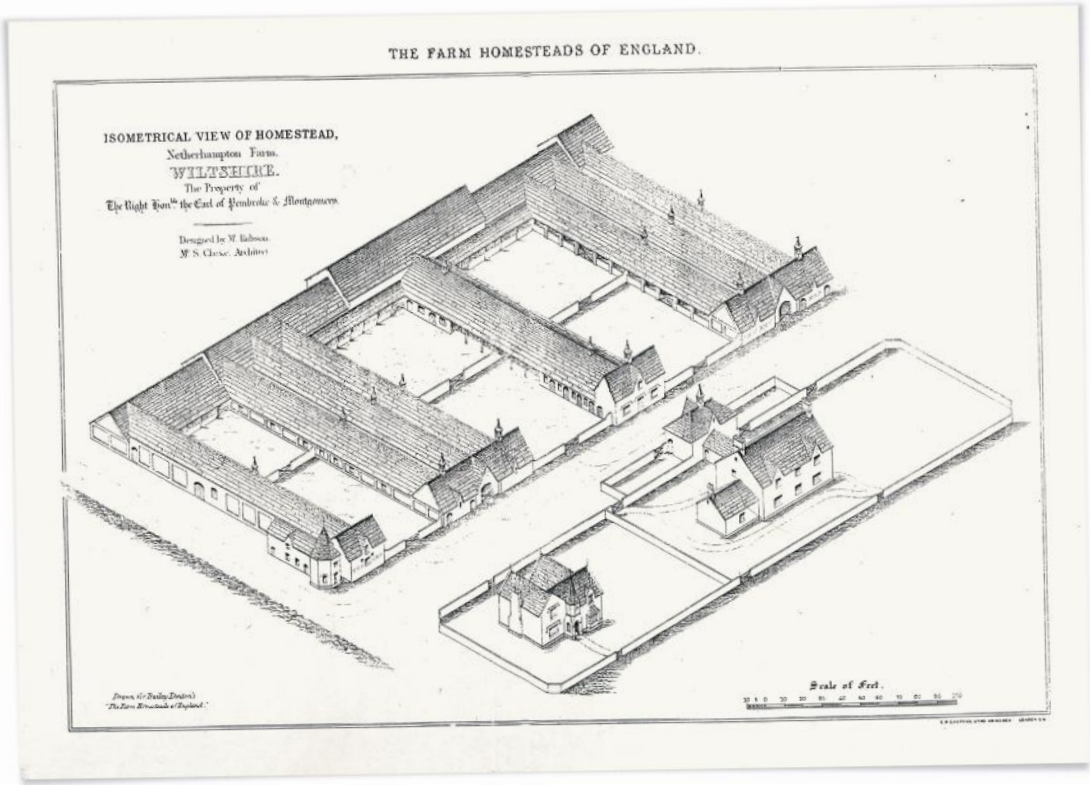
A REVOLUTIONARY PAST

A Long History of Innovation

THE NEW HOUSES at Netherhampton Farm are designed to echo the layout of the original model farm, which was built in the 1840s for the Wilton Estate. Its E-shaped plan is clearly visible on maps of the period.

The design was a new innovation in farming techniques, and the majority of the farm buildings stood the test of time and were still in use well into the 21st century. The farm has the traits of belonging to an estate which was involved in the improvement of agricultural techniques in the 19th century; the buildings were made from good-quality stone and it faced south to catch the sun.

Continuing the tradition of innovation on the site was important in the development of the new Netherhampton Farm, with biodiversity and sustainability playing an important role in the construction and ongoing running of the new homes and management of the landscape and immediate environment.



A plan of the Netherhampton Farm appears in a guide to farms of England dating from 1864.

LOOKING TO THE FUTURE

Biodiversity and Sustainability, Built In

NETHERHAMPTON FARM has biodiversity and sustainability at its heart.

The landscaping has been designed by Chelsea Gold Award-winning Landform Consultants, with a brief to feature as many native species of trees and wild flowers as possible in order to attract pollinators and wildlife. The pond and its marginal planting will support biodiversity, as well as collecting run-off water. The green avenue will enhance the distant view of Salisbury cathedral.

All the houses have Scandinavian air source heat pumps – sustainable heating which produces a tiny fraction of the CO_2 emissions of gas or oil central heating. We have also fitted extremely efficient biofuel burners for additional warmth.

These attractive stoves look just like traditional woodburners but burn liquid biofuel, a very efficient, renewable product made from organic waste, which burns with no smoke or odour.

Each property has solar panels to supply electricity for the heat pump and other needs. Generating power individually is an extremely sustainable way to substantially reduce long-term running costs, as well as reducing pollution and keeping the carbon footprint of the development low.

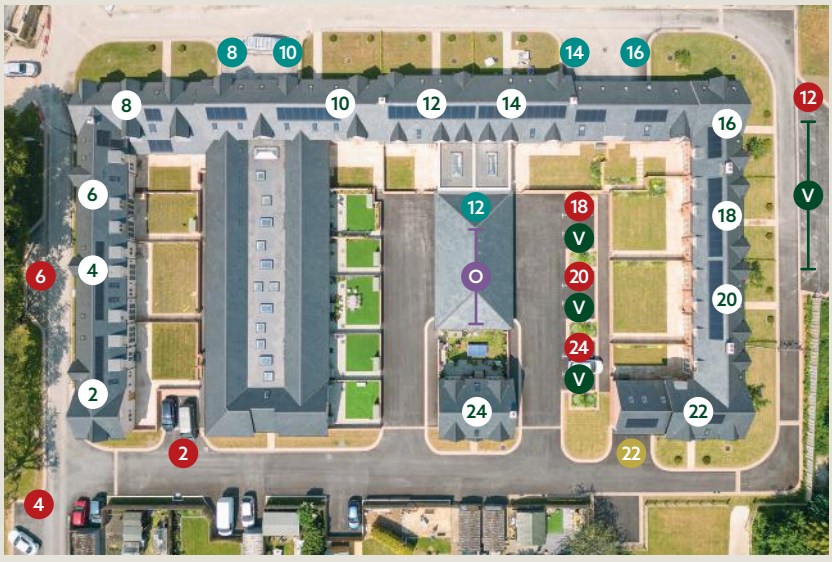
We have taken great care to construct these new homes using traditional materials, such as hand-cut natural Lincolnshire stone, which has a low carbon footprint compared to other building materials.

Site Layout

- 2 The Paddocks
- 4 Bluebell Cottage
- 8 The Dairy
- 10 The Granary
- 12 The Hay Barn
- 14 The Farmstead
- 16 Meadow's Edge
- 18 Apple Tree House
- 20 Pear Tree House
- 22 The Oaks
- P Parking barn
- B Bin stores

Properties not numbered on main plan are sold separately

Parking Plan



- House number
- Parking space
- Carport space
- Double garage
- Visitor spaces
- Other spaces

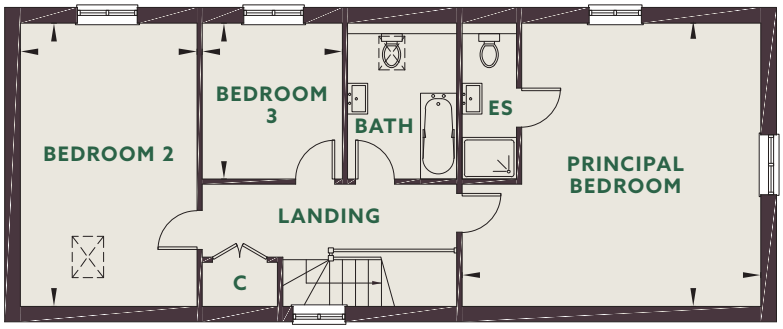
Each property has at least 2, which may be in a carport



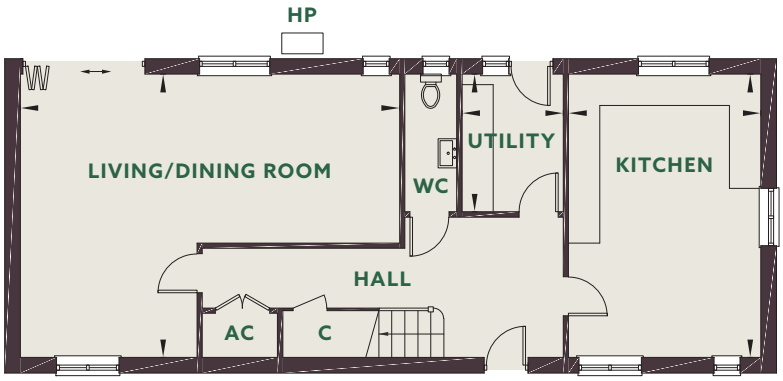

BUTTERFIELD CLOSE
MAIN ENTRANCE
22
B
2
4
8

2 BUTTERFIELD CLOSE

The Paddocks



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen	5.45 x 3.72 m	17′ 11″ x 12′ 2″
Living/Dining room	7.30 x 5.45m	23′ 11″ x 17′ 11″
Utility room	2.65 x 1.88 m	8′ 8″ x 6′ 2″

FIRST FLOOR		
Principal bedroom	5.72 x 5.44 m	18′ 9″ x 17′ 10″
Bedroom 2	5.45 x 3.42 m	17′ 11″ x 11′ 3″
Bedroom 3	3.01 x 2.69 m	9′ 11″ x 8′ 10″

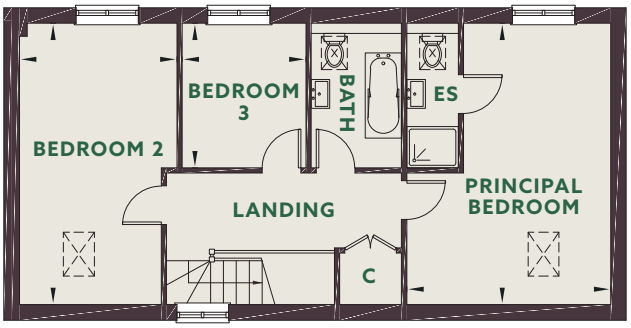
Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **155.9 sq m / 1,678 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

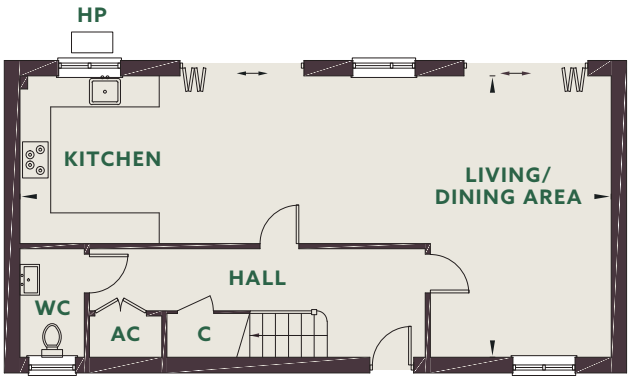
All measurements are maximum dimensions, are approximate and are taken between arrowheads

4 BUTTERFIELD CLOSE

Bluebell Cottage



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen	5.45 x 3.72 m	17′ 11″ x 12′ 2″
Living/Dining room	7.30 x 5.45m	23′ 11″ x 17′ 11″
Utility room	2.65 x 1.88 m	8′ 8″ x 6′ 2″

FIRST FLOOR		
Principal bedroom	5.72 x 5.44 m	18′ 9″ x 17′ 10″
Bedroom 2	5.45 x 3.42 m	17′ 11″ x 11′ 3″
Bedroom 3	3.01 x 2.69 m	9′ 11″ x 8′ 10″

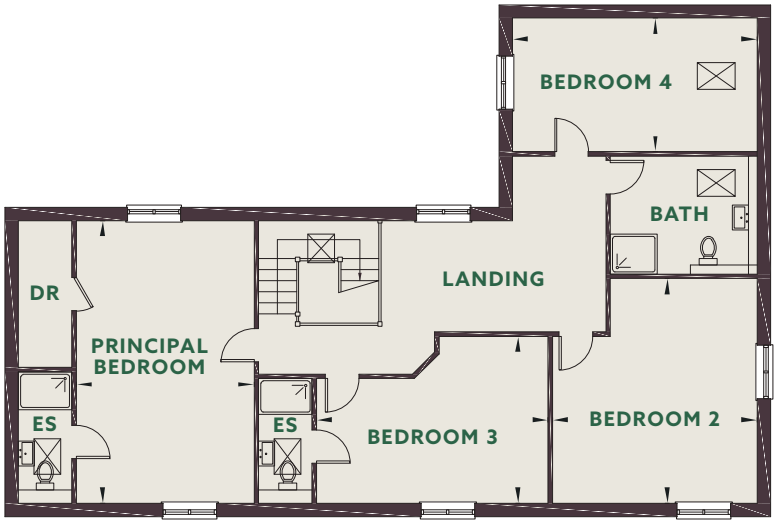
Standard Assessment Procedure (SAP) rating: **80 C** • Approximate Gross Internal Area **125.6 sq m / 1,352 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

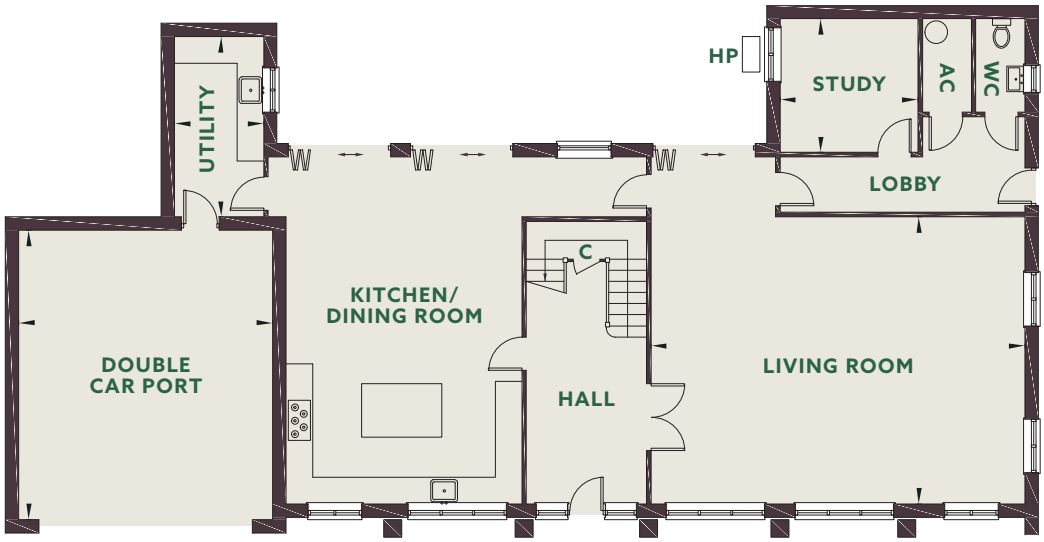
All measurements are maximum dimensions, are approximate and are taken between arrowheads

8 BUTTERFIELD CLOSE

The Dairy



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen/Dining room	7.88 x 5.24 m	25′ 10″ x 17′ 2″
Living room	8.36 x 6.47 m	27′ 5″ x 21′ 3″
Study	3.08 x 2.99 m	10′ 1″ x 9′ 10″
Utility room	4.06 x 2.00 m	13′ 4″ x 6′ 7″

FIRST FLOOR		
Principal bedroom	5.72 x 5.44 m	18′ 9″ x 17′ 10″
Bedroom 2	5.05 x 4.57 m	16′ 7″ x 15′ 0″
Bedroom 3	5.21 x 3.75 m	17′ 1″ x 12′ 4″
Bedroom 4	5.47 x 3.00 m	17′ 11″ x 9′ 10″

Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **289.0 sq m / 3,111 sq ft**

AC Airing cupboard **C** Cupboard **DR** Dressing room **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

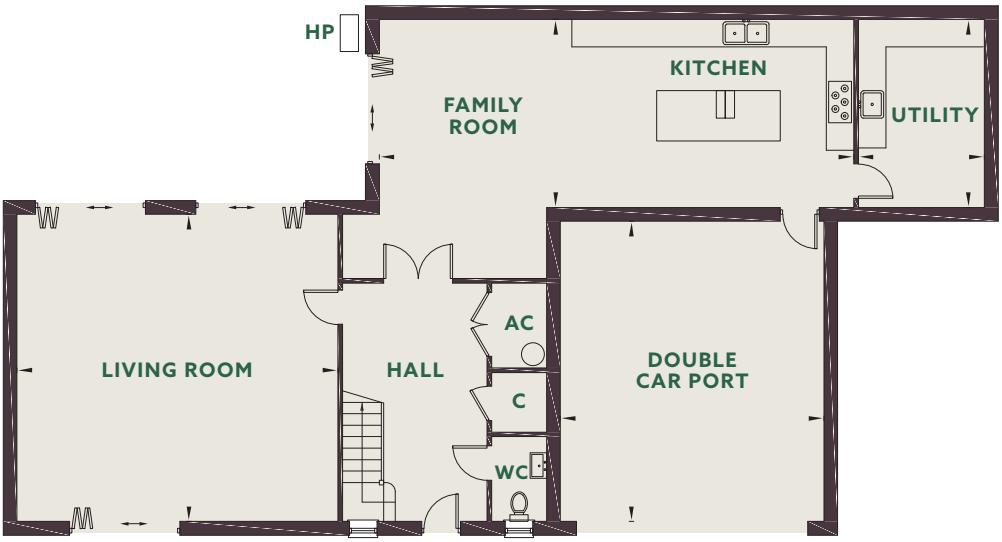
All measurements are maximum dimensions, are approximate and are taken between arrowheads

10 BUTTERFIELD CLOSE

The Granary



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen/Family room	10.36 x 4.09 m	34′ 0″ x 13′ 5″
Living room	6.98 x 6.70 m	22′ 11″ x 22′ 0″
Utility room	4.09 x 2.73 m	13′ 5″ x 8′ 11″

FIRST FLOOR		
Principal bedroom	6.98 x 6.70 m	22′ 11″ x 22′ 0″
Bedroom 2	6.70 x 5.72 m	22′ 0″ x 18′ 9″
Bedroom 3	4.12 x 3.61 m	13′ 6″ x 11′ 10″
Bedroom 4	4.12 x 3.28 m	13′ 6″ x 10′ 9″

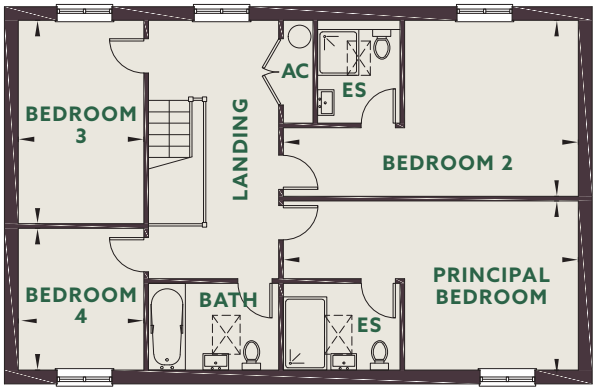
Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **295.8 sq m / 3,184 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

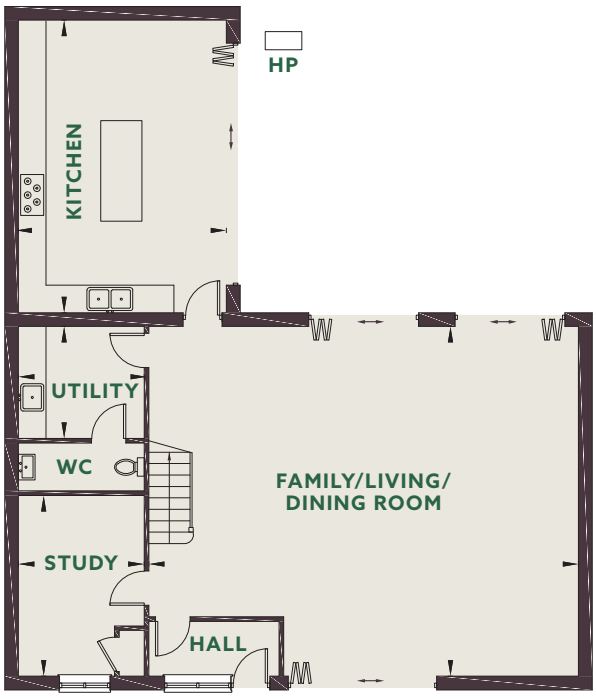
All measurements are maximum dimensions, are approximate and are taken between arrowheads

12 BUTTERFIELD CLOSE

The Hay Barn



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen	6.38 x 4.52 m	20′ 11″ x 14′ 10″
Family/Dining/ Living room	9.38 x 7.63 m	30′ 9″ x 25′ 0″
Study	3.89 x 2.73 m	12′ 9″ x 8′ 11″
Utility room	2.73 x 2.44 m	8′ 11″ x 8′ 0″

FIRST FLOOR		
Principal bedroom	6.43 x 3.82 m	21′ 1″ x 12′ 6″
Bedroom 2	6.43 x 3.70 m	21′ 1″ x 12′ 2″
Bedroom 3	4.41 x 2.73 m	14′ 6″ x 8′ 11″
Bedroom 4	3.11 x 2.73 m	10′ 2″ x 8′ 11″

Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **220 sq m / 2,368 sq ft**

AC Airing cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

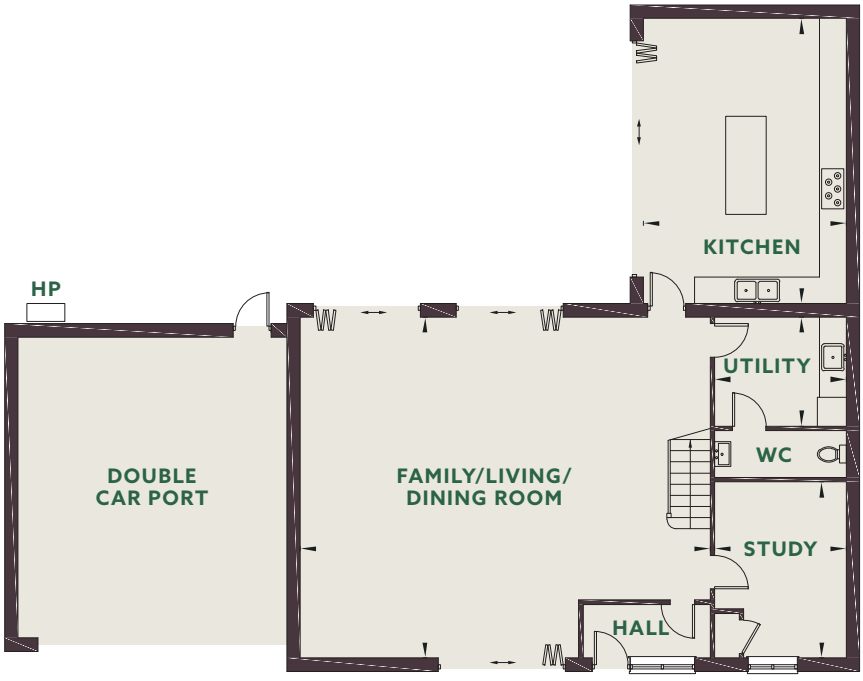
All measurements are maximum dimensions, are approximate and are taken between arrowheads

14 BUTTERFIELD CLOSE

The Farmstead



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen	6.38 x 4.52 m	20′ 11″ x 14′ 10″
Family/Dining/ Living room	9.15 x 7.65 m	30′ 0″ x 25′ 1″
Study	3.89 x 2.91 m	12′ 9″ x 9′ 7″
Utility room	2.91 x 2.44 m	9′ 7″ x 8′ 0″

FIRST FLOOR		
Principal bedroom	6.74 x 5.99 m	22′ 1″ x 19′ 8″
Dressing room	6.43 x 3.91 m	21′ 1″ x 12′ 10″
Bedroom 2	6.43 x 3.61 m	21′ 1″ x 11′ 10″
Bedroom 3	4.41 x 2.73 m	14′ 6″ x 8′ 11″
Bedroom 4	3.11 x 2.74 m	10′ 2″ x 9′ 0″

Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **262.6 sq m / 2,827 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

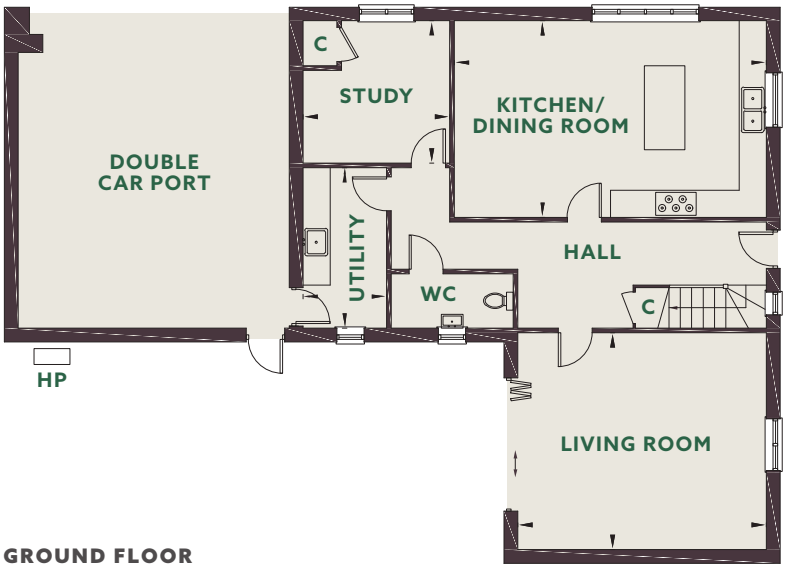
All measurements are maximum dimensions, are approximate and are taken between arrowheads

16 BUTTERFIELD CLOSE

Meadow's Edge



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen/Dining room	6.89 x 4.32 m	22′ 7″ x 14′ 2″
Living room	5.49 x 4.81 m	18′ 0″ x 15′ 9″
Study	3.25 x 3.17 m	10′ 5″ x 10′ 8″
Utility room	3.48 x 1.86 m	11′ 5″ x 6′ 1″

FIRST FLOOR		
Principal bedroom	6.75 x 5.98 m	22′ 2″ x 19′ 7″
Bedroom 2	5.49 x 4.81 m	18′ 0″ x 15′ 9″
Bedroom 3	4.66 x 4.16 m	15′ 3″ x 13′ 8″
Bedroom 4	4.08 x 4.03 m	13′ 5″ x 13′ 3″

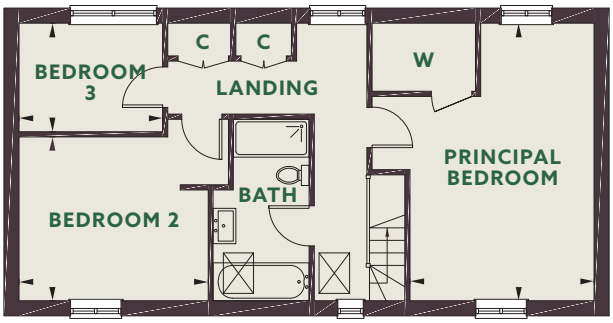
Standard Assessment Procedure (SAP) rating: **80 C** • Approximate Gross Internal Area **237 sq m / 2,551 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

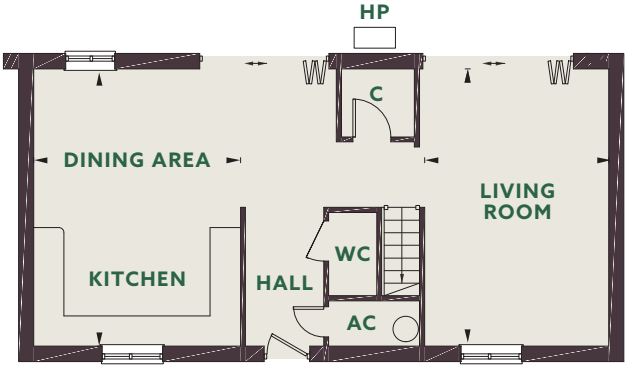
All measurements are maximum dimensions, are approximate and are taken between arrowheads

18 BUTTERFIELD CLOSE

Apple Tree House



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen/Dining room	5.49 x 4.09 m	18′ 0″ x 13′ 5″
Living room	5.52 x 3.60 m	18′ 1″ x 11′ 10″

FIRST FLOOR		
Principal bedroom	5.49 x 3.51 m	18′ 0″ x 11′ 6″
Bedroom 2	3.77 x 3.23 m	12′ 4″ x 10′ 7″
Bedroom 3	2.86 x 2.15 m	9′ 5″ x 7′ 1″

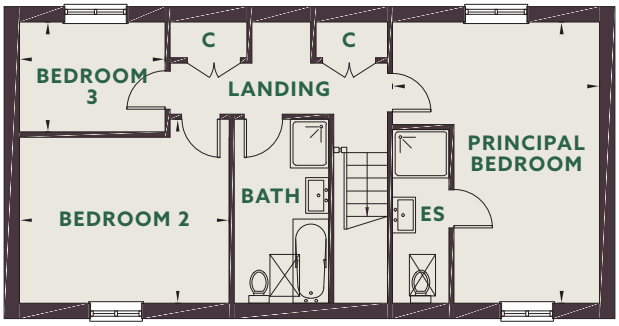
Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **126.4 sq m / 1,360 sq ft**

AC Airing cupboard **C** Cupboard **HP** Air source heat pump **W** Wardrobe **WC** Cloakroom

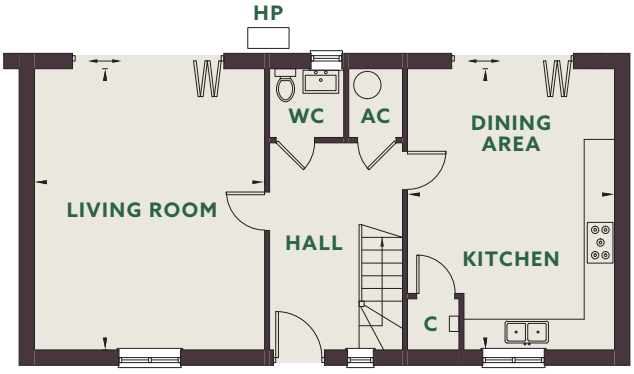
All measurements are maximum dimensions, are approximate and are taken between arrowheads

20 BUTTERFIELD CLOSE

Pear Tree House



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen/Dining room	4.49 x 4.05 m	14′ 9″ x 13′ 3″
Living room	5.49 x 4.05 m	18′ 0″ x 13′ 3″

FIRST FLOOR		
Principal bedroom	5.49 x 4.05 m	18′ 0″ x 13′ 3″
Bedroom 2	4.12 x 3.23 m	13′ 6″ x 10′ 7″
Bedroom 3	2.86 x 2.15 m	9′ 5″ x 7′ 0″

Standard Assessment Procedure (SAP) rating: **79 C** • Approximate Gross Internal Area **125.8 sq m / 1,354 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

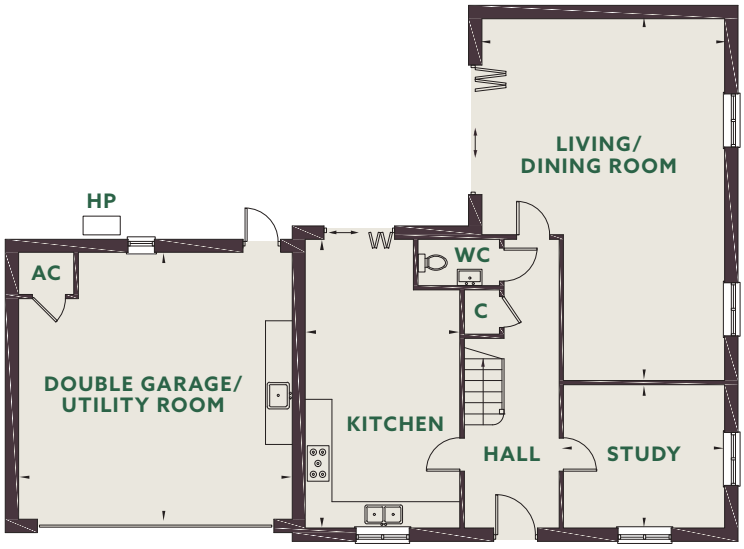
All measurements are maximum dimensions, are approximate and are taken between arrowheads

22 BUTTERFIELD CLOSE

The Oaks



FIRST FLOOR



GROUND FLOOR

GROUND FLOOR		
Kitchen	6.55 x 3.49 m	21′ 6″ x 11′ 6″
Living/Dining room	8.18 x 5.49 m	26′ 11″ x 18′ 1″
Study	3.49 x 3.27 m	12′ 0″ x 10′ 8″
Garage/Utility room	6.18 x 6.07 m	20′ 4″ x 19′ 10″

FIRST FLOOR		
Principal bedroom	6.55 x 3.47 m	21′ 6″ x 11′ 6″
Dressing room	4.06 x 3.14 m	13′ 7″ x 10′ 8″
Bedroom 2	5.49 x 4.86 m	18′ 1″ x 16′ 1″
Bedroom 3	4.07 x 3.53 m	13′ 3″ x 12′ 0″

Standard Assessment Procedure (SAP) rating: **80 C** • Approximate Gross Internal Area **200.7 sq m / 2,160 sq ft**

AC Airing cupboard **C** Cupboard **ES** Ensuite **HP** Air source heat pump **WC** Cloakroom

All measurements are maximum dimensions, are approximate and are taken between arrowheads

THE HEART OF BEAUTIFUL WILTSHIRE

Perfectly Located for Work and Leisure

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LONGLEAT HOUSE

STONEHENGE

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30 min

WILTON GARDEN CENTRE

WILTON TOWN CENTRE

SALISBURY CITY CENTRE

SOUTHAMPTON AIRPORT

10 min

SHAFTESBURY

CRANBORNE CHASE

PEMBROKE ARMS

SALISBURY & SOUTH WILTS GOLF CLUB

SALISBURY STATION

SOUTHAMPTON

WILTON HOUSE

SALISBURY RACECOURSE

DISTRICT HOSPITAL

NEW FOREST



Distances and times are approximate.

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