



MANOR HOUSE, HIGH STREET,
WINTERBOURNE STOKE,
SALISBURY, SP3 4SZ.

HERITAGE STATEMENT

- A report to inform proposed internal alterations to a Grade II* listed building.
- September 2026
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Client Name: Ms. P Turner
Document Title: Heritage Statement
Document Type: Evidence base
Issue Number: 2
Grid Reference: SU0759440957

FHS Job Number: TBC
Invoice code: -
Prepared by: James Webb
Position: Director
Date: 7th September 2026

Checked by: James Webb
Position: Director
Date: 7th September 2026

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Manor House, Winterbourne Stoke, Salisbury, Wiltshire, SP3 4SZ

Heritage Statement

1.0 Background

- 1.1 The owner of Manor House, Winterbourne Stoke is proposing to submit an application for listed building consent for internal alterations to their Grade II* listed house (see **Appendix A** - Location Plan).
- 1.2 This heritage statement should be read in conjunction with plans prepared by Dolmans.
- 1.3 Forum Heritage Services (FHS) have been commissioned by the owner to provide professional advice as to the potential impact of change on the listed building. FHS have produced this Heritage Statement to inform the understanding of any proposals for change to this Grade II* listed building.
- 1.4 This report was prepared by James Webb BSc(hons) Msc(hist con) Dip UD IHBC, Director of Forum Heritage Services. The site was inspected on 9th April 2026.

2.0 Introduction

- 2.1 Manor House lies to the west side of the village of Winterbourne Stoke and to the north-west of the historic core. The village lies circa 8km to the west of Amesbury and 11.5 km to the north of Salisbury. The house is accessed from and lies immediately to the south of the A303. A series of former farm buildings and outbuildings form part of its setting from the north and have to be passed through to gain access to the Manor House and its extensive grounds, including landscaped gardens.
- 2.2 The house has principal facades to the west and east with its main entrance to the west. The plan runs north-south with projecting wings to the west and east. The house is square ashlar stone and flint chequerwork throughout (with blind stone arches) and in three distinct build phases of the late 16th/early 17th, the late 17th and early 20th century. The roofs are natural slate and there are large and tall rendered and brick chimneys.
- 2.3 There are no scheduled monuments on or adjacent to the site. The nearest scheduled monument is Winterbourne Stoke West round barrow cemetery, The Coniger enclosure and section of linear boundary earthwork (List Entry No.1015019). The Winterbourne Stoke West round barrow cemetery contains well preserved examples of the majority of identified types of round barrow. Part excavation of some of the barrows has demonstrated that they contain archaeological remains providing evidence of Bronze Age burial practices, economy and environment. The section of linear boundary earthwork, aligned on the barrow cemetery, demonstrates the importance of such landscape features in the definition of prehistoric territorial holdings. This lies 930 metres to the NNE of the site. Manor House is a Grade II* listed building. It was added to the National Heritage List for England on 10th October 1988. Further listed buildings at Grade II lie to the east of the site on Church Street and further to the south (but separated visually by modern development) is the Grade II* listed Church of St Peter.
- 2.4 Manor House lies within the Winterbourne Stoke Conservation Area. The conservation area was designated on 8th February 1989.

3.0 Overview of the historic context of the building

- 3.1 The history of the Manor can be traced to a royal estate held by King Edward the Confessor and recorded in the Domesday survey (1086). Over succeeding centuries the manor passed through the hands of prominent noble families, including the Earls of Leicester, the de Montforts, the Hungerfords and the Barings (Lords Ashburton), before being sold into private ownership in the late 19th century. Throughout this period the Manor House served as the administrative and agricultural centre of a substantial estate, with Manor Farm expanding to almost 1,900 acres by the 19th century and supporting extensive sheep farming, arable cultivation and later mixed agricultural enterprises.
- 3.2 In the later 18th century Winterbourne Stoke village, standing on gravel beside the Till, consisted mainly of buildings along a winding street between the church and the Amesbury-Mere road and carried across the river by a bridge. The street was later called Church Street. West of the main line of settlement were the 17th-century Manor House, and, south of it, a farmstead which may have included a house described in 1588 as new. Could this actually refer to the Manor House?
- 3.3 The oldest surviving buildings in Church Street are on the east side. Church Cottage, at the south end, and Old Glebe Farmhouse, 250 m. further north, are both of flint and limestone and of 17th-century origin. Riverside Cottage, by the Till south of the bridge, is also of 17th-century origin and is ornamented with flint and limestone chequerwork similar to the Manor House.

Cartographic evidence

- 3.4 The earliest appropriately scaled mapping which is likely to provide any useful cartographic evidence for Manor Farm is the tithe map of 1839 (**Figure 1 Appendix B**). The tithe map shows an extensive group of farm buildings to the north in a regular courtyard plan (open to the east side). The Manor House is set to the south and has the two projecting wings to the west. A small building extension is shown to the south elevation. This appears to be in a grey shade which would suggest a non-domestic use and/or the use of timber-framing rather than stone or brick for construction. The tithe apportionment for plots 76 records William Brown as the occupier of the 'Farm House Buildings Gardens etc.' The owner is (Alexander Baring) Lord Ashburton.
- 3.5 A watercolour of 1867 by Robert Kemm, Wiltshire artist and son of carver and gilder William Kemm (**Figure 1 Appendix C**) depicts the Manor House pre-north extension. At this date the porch can clearly be seen and the window configuration is as seen today. The principal chimney stack and a stack to the north range can also be clearly seen.
- 3.6 The Ordnance Survey (1st edition) 25 inch mapping of 1877 (**Figure 2 Appendix C**) shows the large farm range to the north with enclosed farmyards including a further small courtyard group which provide a working access to the house to the north. The house is titled '*Manor House*' and sits within landscaped gardens to its east and west with a principal entrance from the west which has a carriage turning circle to the west side of the house. It is notable that no porch is shown to this (although it also doesn't appear on subsequent copies). There is a structure indicated to the east (garden) side of the house. This may be a veranda or enclosed porch? To the south there are two projecting ranges of differing lengths and to the south of the eastern projection there is a further narrow building running north-south and a square plan building to its east. These appear to sit on a boundary (probably a wall) running parallel to the riverside.
- 3.7 The Ordnance Survey (2nd edition) 25 inch mapping of 1899 (**Figure 3 Appendix C**) shows some minor changes to the farm buildings and courtyard group to the immediate north of the house. The presence of two pumps is noted to the immediate north of the house and within the courtyard group, suggesting this was the service end of the house. To the south elevation, the eastern elevation of the western extension is shown as open-sided (with a dotted line) and between the two extensions, a glasshouse/conservatory is shown.
- 3.8 The Ordnance Survey 25 inch mapping of 1923 (revised) and published 1924 (**Figure 4 Appendix C**) shows the extension to the north (c1920) and consolidation of extensions to the south. The buildings to

south of the house have been demolished. There has been some extension and remodelling of the courtyard group of buildings to the immediate north of the house (these now overlap in plan and sit very close to the newly extended house). To the east of these a series of glasshouses have been constructed against the garden walls to the north-east. The extent of the regular courtyard group of farm buildings to the north remains.

- 3.9 By 1939 (25 inch Ordnance Survey) (**Figure 5 Appendix C**) the southern extensions have been demolished and the southern elevation returned to a former position see through the 19th century. There has been some further additions to farm buildings to the north including an open-sided square plan building to the farmyard.

4.0 Description and discussion

External

- 4.1 There is a list description (**Appendix E**) which describes the west elevation (**Figure 1 Appendix D**) only, is produced here for information:

Manor House, early and late C17, extended c1920. Flint and limestone chequerwork, slate roof. Two storeys and attics, 5 bays, with cross wings at both ends of four bays, and extension to north of further 3 bays having central bay extension on east side. Stone moulded plinth and mid-wall moulded string. Main entrance in angle of north-west cross wing, within C19 open porch. Doors have stone surrounds with inset half-round mouldings on arrises. Front door half glazed, and square stone head with blind spandrels. Ovolo- moulded 2, 3 and 4-light stone-mullioned windows. Deep windows to ground floor, 3-light to first floor and 2-light windows in gables of wings lighting attics. Five dormers to east front. Dormer in 1920 wing. Coped gables. At south end, a c1920 timber canopy on stone brackets. Interior: Hall and chamber over have stone 4-centred moulded fireplaces with blind spandrels. Main stair of c1920, oak balustrade. Billiard room in south west wing has C18 overmantel. Roof: Central section of 4½ bays, collar beam trusses with butt purlins. No ridge. Later south-west cross wing has 4 bays, collar and clasped purlin roof with ridge.

- 4.2 There are a series of blocked openings to the west elevation to ground floor (expressed by both changes in stone and retaining arches above). This is particularly to the area towards the south-west projecting wing (the Billiard Room) (**Figure 2 Appendix D**). The Billiard Room also has a blocked doorway to its west elevation (**Figure 3 Appendix D**). The stonework to the first floor in the re-entrant angle of the main range and the south-west projecting wing appears to show some evidence of rebuilding. The stone work is a different tone and this extends diagonally across a bay of the main range at first floor (**Figure 4 Appendix D**). It is clear that much alteration and remodelling has taken place to this part of the building.
- 4.3 The south elevation (**Figure 5 Appendix D**) has seen much change. Between 1923 and 1939 a series of extensions to the southern elevation were removed. It is suspected that this resulted in the substantial if not full rebuilding of this elevation with associated re-setting and introduction of new windows and a new porched garden entrance. It has irregular fenestration (all stone mullion windows – some reset and some 19th or 20th century, with metal-framed square leaded lights). It is stone and flint but in a far more irregular pattern than seen elsewhere. There is a moulded stone string course between ground and first floor. There is an off-centre door with bracketed stone hood with a flat (lead-covered) hood with cornice. The door is panelled with a single panel to the lower section and glazing to upper panels (probably 19th century or reproduction). There is a brick chimney stack with two flues to the south-west corner of the plan and projecting from the natural slate (hipped and gabled) roof.
- 4.4 The east (**Figure 6 Appendix D**) garden elevation is stone and flint chequerwork with stone mullion windows (with square leaded-lights) throughout. Windows are two, three and four light. Those to ground

floor have, in places, had their cills lowered and a later set of double-doors have been inserted. As to the west and south elevation there is a continuous moulded stone string course between ground and first floor. On this elevation, it relates more closely to the tops of windows. There are retaining arches above openings but these are often offset from the present openings suggesting much change to the fenestration of this elevation. Two bays from the south elevation there is a straight joint in the stonework with long and short quoin work to the north of the joint (**Figure 7 Appendix D**). This may be the physical evidence which led Pevsner to remark that there are '*C20 additions to the left as well as the right.*'¹ To the north of the principal stack with offset multiple flues, the stonework clearly changes defining the c1920 extension to the north which includes a projecting range to the garden (with stone stack).

- 4.5 The north elevation of c1920 (**Figure 8 Appendix D**) continues the stone and flint chequerwork and the moulded stone string and comprises a series of two-light stone mullion windows to ground and first floor and a door with fanlight. The roof is hipped natural slate.

Internal

- 4.6 The principal entrance (**Figure 9 Appendix D**) on the west elevation is enclosed with a stone porch with depressed moulded stone arches expressing doorways. The entrance leads to a hall space which has the principal stair (**Figure 10 Appendix D**) and a late 16th/ early 17th century stone fireplace with vase stops to the moulded ovolo and hollow surround (**Figure 11 Appendix D**). A cloakroom has been added probably in the c1920 building phase.
- 4.7 The drawing room to the west of the hall has a late 16th/early 17th century depressed moulded stone-arched fireplace with vase stops (**Figure 12 Appendix D**). The dining room has a c1920 reproduction fireplace of similar form to its older neighbours (**Figure 13 Appendix D**).
- 4.8 A late 19th/early 20th century (and later) lobby space and sitting room and kitchenette (probably forming part of the south elevation remodelling) along with the south garden entrance form the south part of the main range and give access to the billiard room forming the south-west wing. The billiard room has a decorative ceiling and Adam style fireplace (**Figure 14 Appendix D**). The fireplace is an elaborate combination of plaster and carved and moulded timber. This is all believed to date from at least the c1920 remodelling and extension and possibly later.
- 4.9 The service rooms to the north (separated by double doors to the north side of the hall) have very little by way of decoration or elaborate fixtures or fittings and are generally plain and utilitarian in character. There is a service stair from ground to first floor to the northern end of the c1920s extension.
- 4.10 The principal stair leads to a stair landing to the south-west corner of which, there is a potentially mid to late 17th century winder stair (**Figure 15 Appendix D**) leading up to the second floor. Bedrooms are set off a north-south corridor to the west side of the main range with the service stair to the north (c1920s) extension separated from the main house as it is contained within a separate flat at first floor level.
- 4.11 The winder stair leads to a small landing at second floor which has wide oak boards (**Figure 16 Appendix D**) and a 17th century door (**Figure 17 Appendix D**) leading into the north extension and the north-west wing. The north-west wing (bedroom 12), the main range and the south-west wing have exposed roof structure from potentially three phases of construction (or containing elements from other roofs or previous roof to this house). The older sections are two bays which form the 'lobby' space to the second floor. These two trusses have cambered collars (**Figure 18 Appendix D**), butt purlins and lapped ridges (although there is also some evidence for the ridge purlin) (**Figure 19 Appendix D**). According to Slocombe (1988)² this, along with the cambered collar could place these trusses in the early 16th century. There are two trusses with these qualities. The remaining trusses to the north-west wing have straight collars (**Figure 20 Appendix D**) suggesting, along with the butt purlins a late 16th/early 17th century date.

¹ p592 Pevsner N, Cherry, B. Second ed. 1975 *The Buildings of England Wiltshire* Yale University Press

² pp66-67 Slocombe P (1988) *Wiltshire Farmhouses and Cottages 1500-1850* Wiltshire Building Record

Butt purlins and chamfered principal rafters with straight collars (**Figure 21 Appendix D**) continue to the main range.

- 4.12 The south-west wing has a different configuration of roof to the rest of the house. It has pegged ashlar posts (which are now built into the wall), straight wind braces and straight collars (**Figure 22 Appendix D**). There is a clearly defined ridge purlin (with yolk to a number of the trusses) (**Figure 23 Appendix D**). There are clasped purlins, but the purlins have been replaced as the principal rafters are cut for a larger purlin (**Figure 24 Appendix D**). The roof would in theory date from an earlier period than the butt purlin roof to the north. However, this roof has been remodelled and may well have come from another part of the house or another house and been adapted to this space. It is not as resolved or complete as the roof to the north-west wing.

Discussion

- 4.13 Following the execution and attainder of Lord Hungerford in 1540, the Winterbourne Stoke estate was confiscated by the Crown and briefly subsumed into Queen Catherine Howard's jointure. Major capital investment during this 12-year forfeiture is highly improbable. However, the restoration of the lands in 1552 to his son, Sir Walter Hungerford (the younger), initiated a stable, 44-year tenure explicitly dedicated to rebuilding the family's disrupted fortunes and re-establishing local status. This period of late-16th-century Elizabethan recovery aligns with the structural characteristics surviving in the south-west cross wing.
- 4.14 The use of a collar and clasped purlin configuration combined with straight wind braces reflects a framing tradition focused (in Wiltshire) between c. 1550 and 1590. This suggests that Sir Walter the younger may have marked his familial restoration by constructing a substantial, high-status Tudor manor house, a phase of construction currently not defined by the general 17th-century listing attribution and understanding of the building.
- 4.15 The estate passed through Sir Edward Hungerford (d. 1607) before landing with his grandnephew, Sir Edward Hungerford (d. 1648). This later era represents the peak of Jacobean domestic refashioning, where what would be considered older timber-framed houses across Wiltshire were systematically updated with stone re-building, formalised room layouts, and ovolo-moulded stone-mullioned windows to project contemporary fashion and taste.
- 4.16 The 4½-bay central section of the roof employs an entirely different structural grammar: collared principal trusses with butt purlins and an absence of wind braces. This represents a distinct post-medieval shift away from the traditional clasped-purlin roof type. This framing strongly correlates with a major Jacobean remodelling campaign under the younger Sir Edward. During this phase, the principal central range was either entirely rebuilt or heavily remodelled to include the large masonry stacks, decorative stone porches, and symmetrical U-shaped plan form visible today, whilst leaving the, earlier roof structure (although now much-altered) untouched within the south-west cross wing.

5.0 The significance of the Manor House

- 5.1 Located prominently on the south side of High Street / A303 within the historic settlement of Winterbourne Stoke, the Manor House is a high-status landmark complemented by its farm building grouping to the north which sits between it and its roadside setting. Its high-quality chequerwork exterior, prominent stone gables and historic plan form expressed in its 'U' shaped form provide strong aesthetic value to the local townscape, reinforcing the historic rural character of the Wiltshire landscape and strongly contributing toward the Winterbourne Stoke Conservation Area.
- 5.2 The Manor House possesses high architectural value as an exceptional example of regional 17th-century (or earlier) vernacular and high-status domestic design in Wiltshire. The facade utilises to great architectural effect a regional palette of high-quality flint and limestone chequerwork masonry with a later natural slate roof complementing the aesthetic qualities of the house composition.

- 5.3 The plan form comprising a five-bay central range flanked by four-bay cross wings forms part of its evidential, historic and aesthetic significance. The building retains 17th century as well as 20th century replica stone ovolo-moulded mullioned windows ranging from two to four-lights. The entrance porch features moulded stone surrounds with inset half-round arris mouldings and blind spandrels.
- 5.4 The plan form has seen much change probably throughout the 19th and 20th centuries. A substantial stack survives opposite the entrance but there is no evidence of a cross passage or early lobby entry plan. Internal features of significance principally relate to a series of high-quality four-centred stone moulded fireplaces with blind spandrels. A replica 18th-century chimney piece is present in the (former) billiard room.
- 5.5 The evidential value and aesthetic qualities of the house extend to its c.1920 alterations; these additions, including the north extension and an oak principal staircase in a 17th-century style, represent a high-quality layer of early 20th-century contextual design that respects the origins of the house and may also extend to further remodelling throughout the house.
- 5.6 The building yields illustrative historic value by visually anchoring the post-medieval development and socio-economic prosperity of Winterbourne Stoke. The physical fabric captures a tangible timeline of farmhouse/higher status house from the 17th century onwards.
- 5.7 The roof structure(s) are of very high illustrative value reflecting a regional transition of carpentry traditions. The north-west wing has trusses (probably re-used) which may date to the early 16th century and a roof structure of probably the early to mid 17th century. The central section (4½ bays) retains a traditional collar-beam truss system with butt purlins and no ridge and straight collars, reflecting mid-to-late 17th-century framing. Conversely, the later south-west cross wing (4 bays) incorporates a collar and clasped purlin roof configuration with a ridge purlin, but has been heavily compromised and possibly re-built, providing a distinct, comparative layout of historic roof framing variants within a single property. These variations are of very high evidential value and in places may be more consistent with a mid- to late-sixteenth-century date (or earlier) than the early seventeenth-century date generally attributed to the building. Whilst further investigation, including dendrochronological analysis, would be required to confirm this, the structural evidence raises the possibility that the principal range incorporates an earlier phase of construction than is currently recognised.

6.0 Proposed changes and their impact

- 6.1 The proposed works comprise the construction of a staircase from ground to second floor at the southern end of the main range. This will include alterations to the floor plans to accommodate the new stair. The reason for the proposed stair is to allow full access from ground to second floor at the southern end of the house which negates the use of the historic winder stair (as a fire-protected stair) from the first floor to second floor. This stair is very narrow and does not conform to present building regulation requirements in terms of fire safety. This is particularly important given the intended works to renovate, repair and redecorate sections of the second floor which are presently underused or not used at all and require repairing, upgrading and some remodelling.
- 6.2 The works would include the provision of a new partition at second floor in the south-west wing and the re-use of an existing door in the partition and the upgrading of walls and ceilings with insulation in order to enable the use of the second floor as additional residential accommodation.
- 6.3 The proposed works are in two stages. The first stage, the staircase from ground to first floor (**Figure 25 Appendix D**) and associated partitions (**Figure 26 Appendix D**) have been undertaken. We are unable to comment on what material(s) has been lost/removed as these works have been undertaken.
- 6.4 The second stage is a proposed staircase from first to second floor reflecting a similar but slightly narrower plan to allow for a beam to be retained.

- 6.5 The floor make-up of the area to be removed for the second stage of the staircase has been inspected. It was found that the floor finish (narrow softwood boards) (**Figure 27 Appendix D**) is likely to date to the early to mid 20th century. Similarly, the construction of the ceilings below (to first floor) comprises a plaster affixed to metal gauze (as opposed to laths) (**Figure 28 Appendix D**). Discussions with the present owner has highlighted the use of this metal gauze as a replacement for lath and plaster in the c1920s extension and it is apparent that there was some work of repair and remodelling as part of the work undertaken to extend the house to the north. The extent of this work is unknown but it is suggested that there was much change and alteration undertaken in the early 20th century and later to this part of the building (see paras 3.11 and 3.12) with extensive remodelling of the south elevation.
- 6.6 There is circumstantial evidence (oral history acquired from previous owners and users of the house) that there was historically a staircase to this end of the house. The use of the metal gauze as replacement for laths highlights that changes were being made to this part of the house in the early 20th century. This may have included the removal of a previous staircase. Sales particulars of c1945 describe two staircases from ground to first floor, but only the principal stair is described.
- 6.7 There are further examples of 20th century interventions with sawn laths used to line the underside of the roof to the south-west wing (**Figure 29 Appendix D**). This contributes to the evidence for relatively major remodelling of this end of the house throughout the early part of the 20th century.

7.0 Mitigation of impact

- 7.1 The insertion of a staircase from first to second floor (ground to first has already been undertaken) is likely to result in some loss of historic fabric, principally in the form of floor joists. However, on inspection the joists within the area proposed for removal appeared to be softwood (**Figure 30 Appendix D**) with sawn softwood floorboards (see **Figure 27 Appendix D**) and would accord with the c1920s and later remodelling phase.
- 7.2 The proposed staircase will impact upon an existing partition and door (of early 20th century date). It is proposed to re-use the door in the proposed partition to create a new bedroom 11. The partition has been carefully positioned so as not to dissect the line of one of the surviving straight wind braces. And is set back from the line of the principal truss so that this is appreciated and viewed on entering the new landing for the second floor.
- 7.3 Proposed insulation will be carefully applied to the existing underside of the ceiling. Where necessary existing lath and plaster will be repaired. This will then be covered by woodfibre board and finished with lime plaster and a breathable water-based paint system to ensure full breathability of this intervention. The insulation will retain the principal trusses and purlins as exposed structures enabling an appreciation of the form of the roof structure to be gained.

8.0 Conclusion

- 8.1 The proposed internal alterations to this Grade II* listed building have been carefully considered. The proposed detailed design will result in the limited loss of historic fabric but probably more related to the remodelling of the house in the early 20th century rather than 17th century or later, fabric. In this respect, in our view, the works will not cause harm to the listed building and will be of considerable benefit to the present owner who is investing considerable time and effort into the present property to ensure its long-term viable use.
- 8.2 The proposed changes comprise a package of considerable benefit to the existing building not least the repair of ceilings and the re-use of at present under-used spaces within the house. These benefits are important to the long-term optimal viability of such a large house in single family occupancy.

- 8.3 The proposed internal changes have been informed by an understanding of the architectural and historic significance of the building in accordance with the National Planning Policy Framework (NPPF), the national guidance of Historic England and the policies of Wiltshire Council and in our view are in accordance with sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Bibliography and references

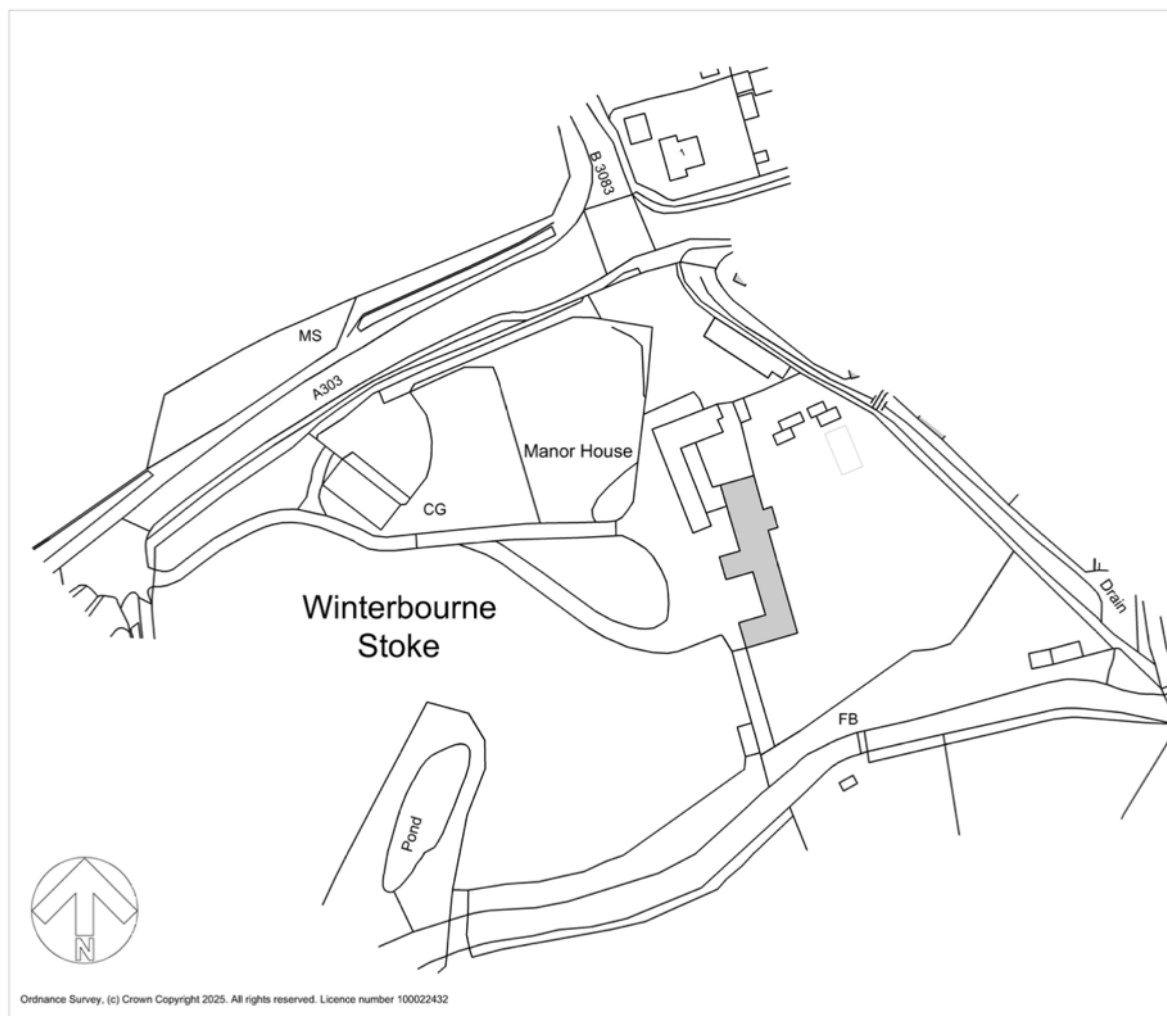
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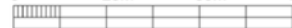
Appendix A: Location Plan



LOCATION PLAN

Scale 1:1250

0 25m 50m 75m



Scale bar (1:1250)

Manor House, Winterbourne Stoke, Salisbury, Wiltshire, SP3 4SZ

Appendix B: Historic maps

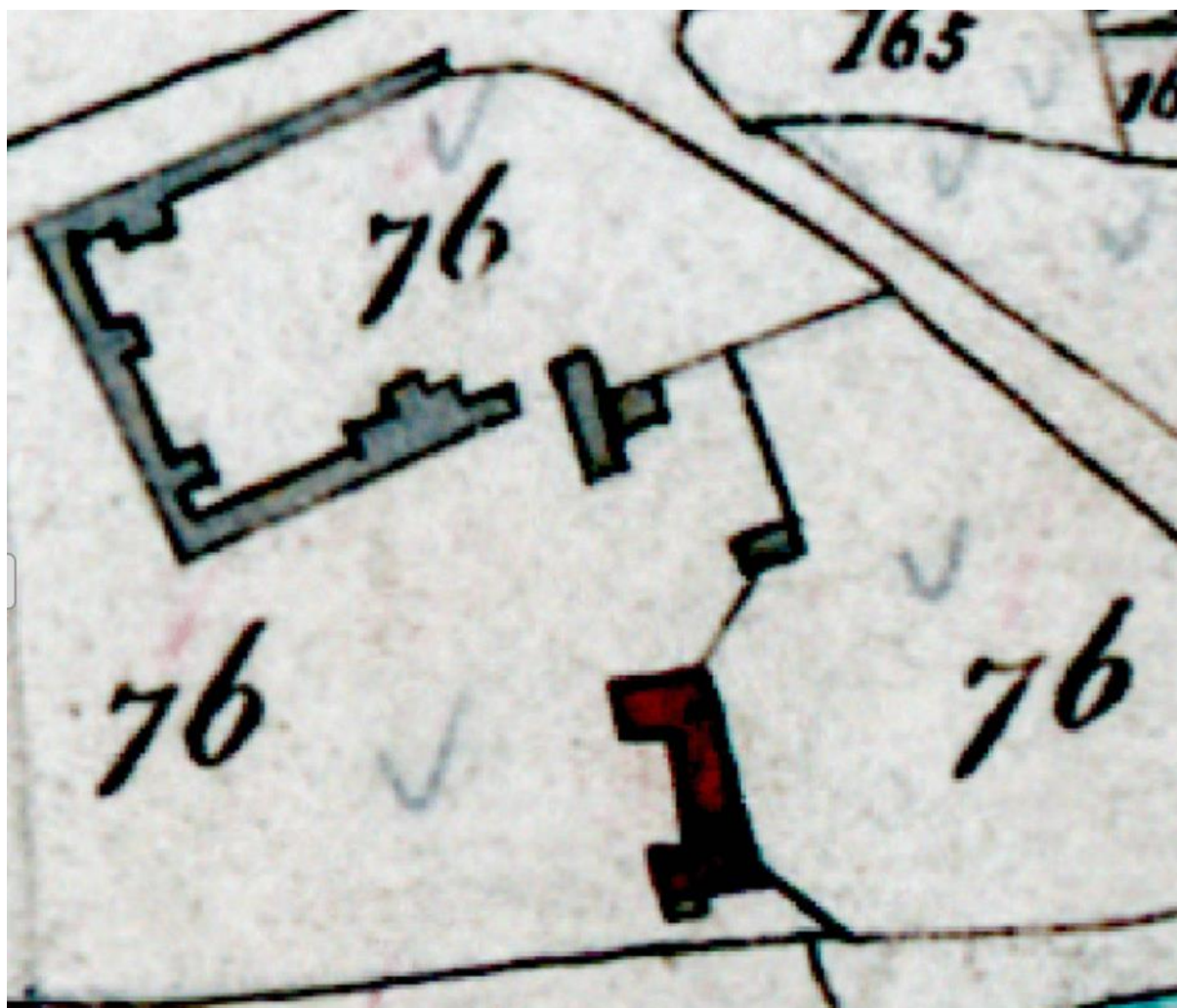


Figure 1: Winterbourne Stoke tithe map 1839

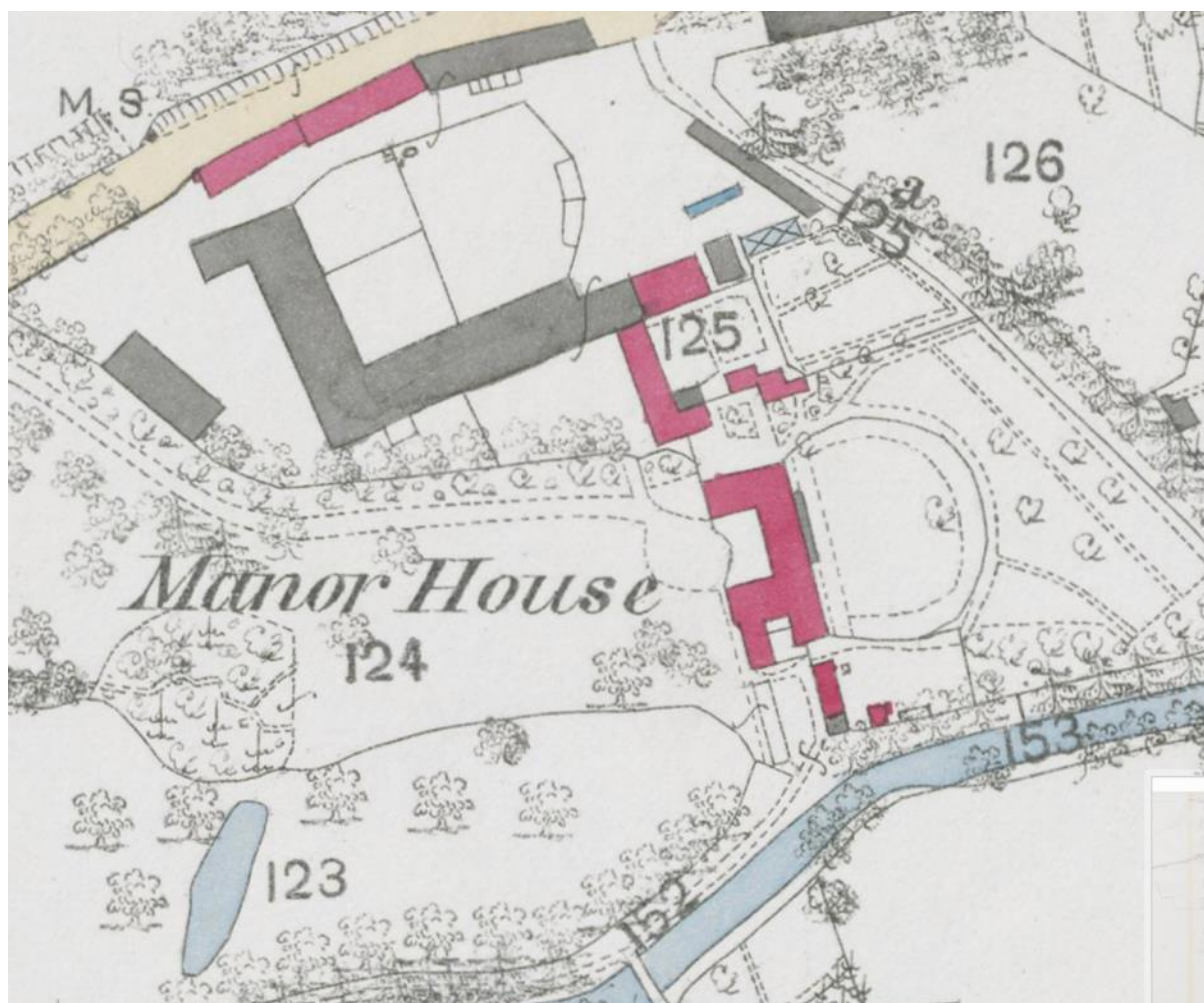


Figure 2: Extract from 25 inch Ordnance Survey sheet Wiltshire LIX.4 (surveyed 1877) published 1887

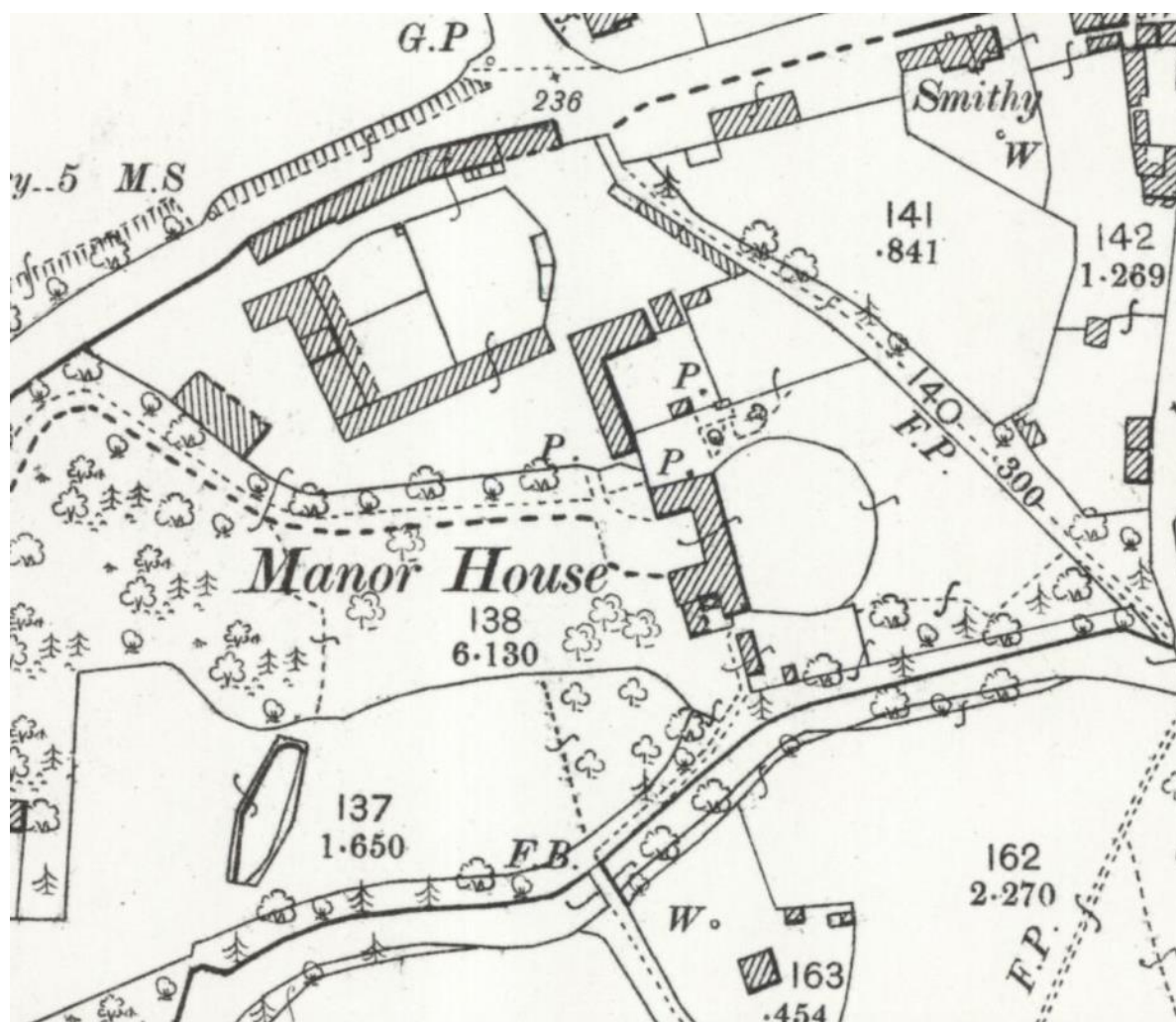


Figure 3: Extract from 25 inch Ordnance Survey sheet Wiltshire LIX.4 (revised 1899) published 1901

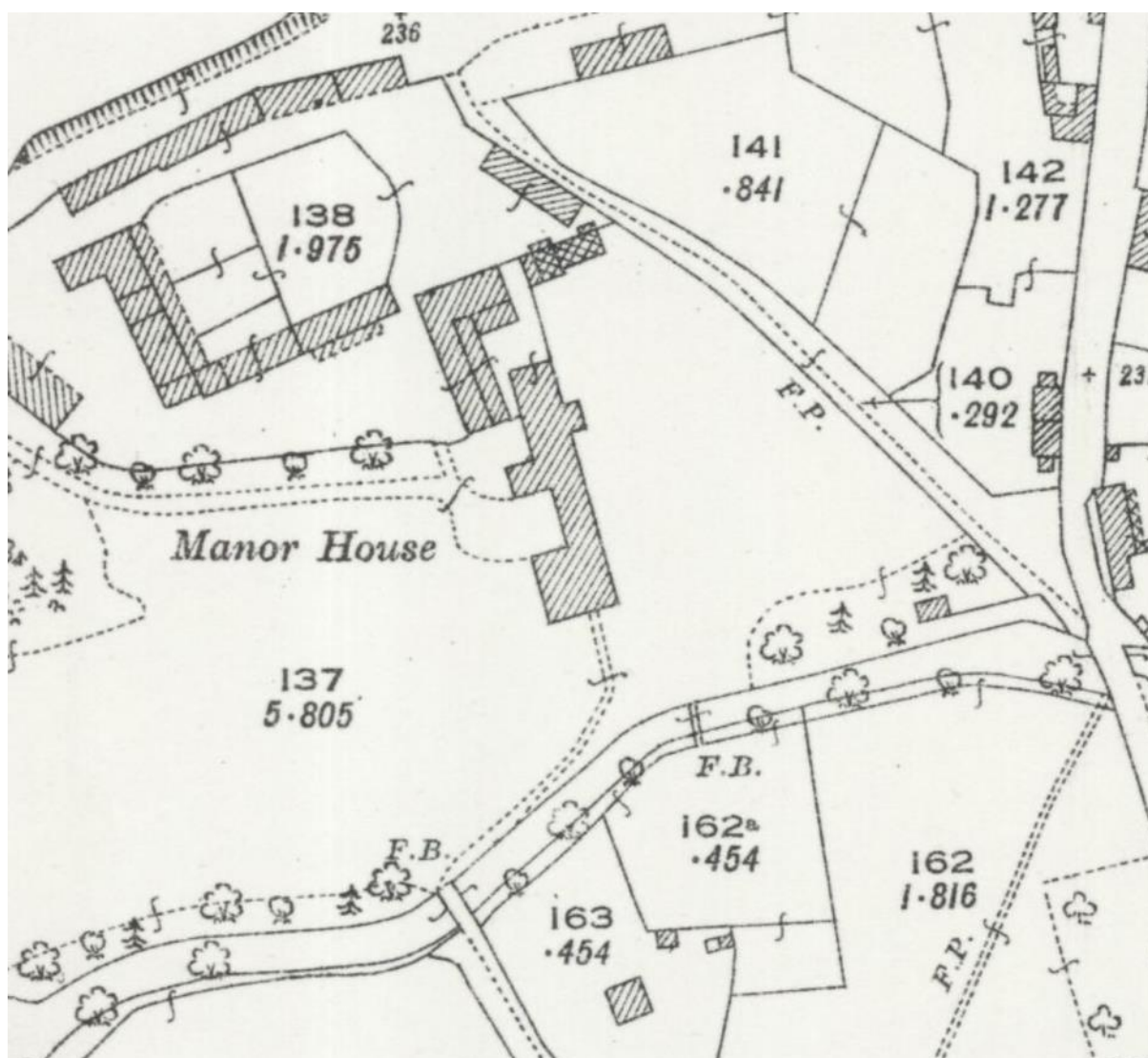


Figure 4: Extract from 25 inch Ordnance Survey sheet Wiltshire LIX.4 (revised 1923) published 1924

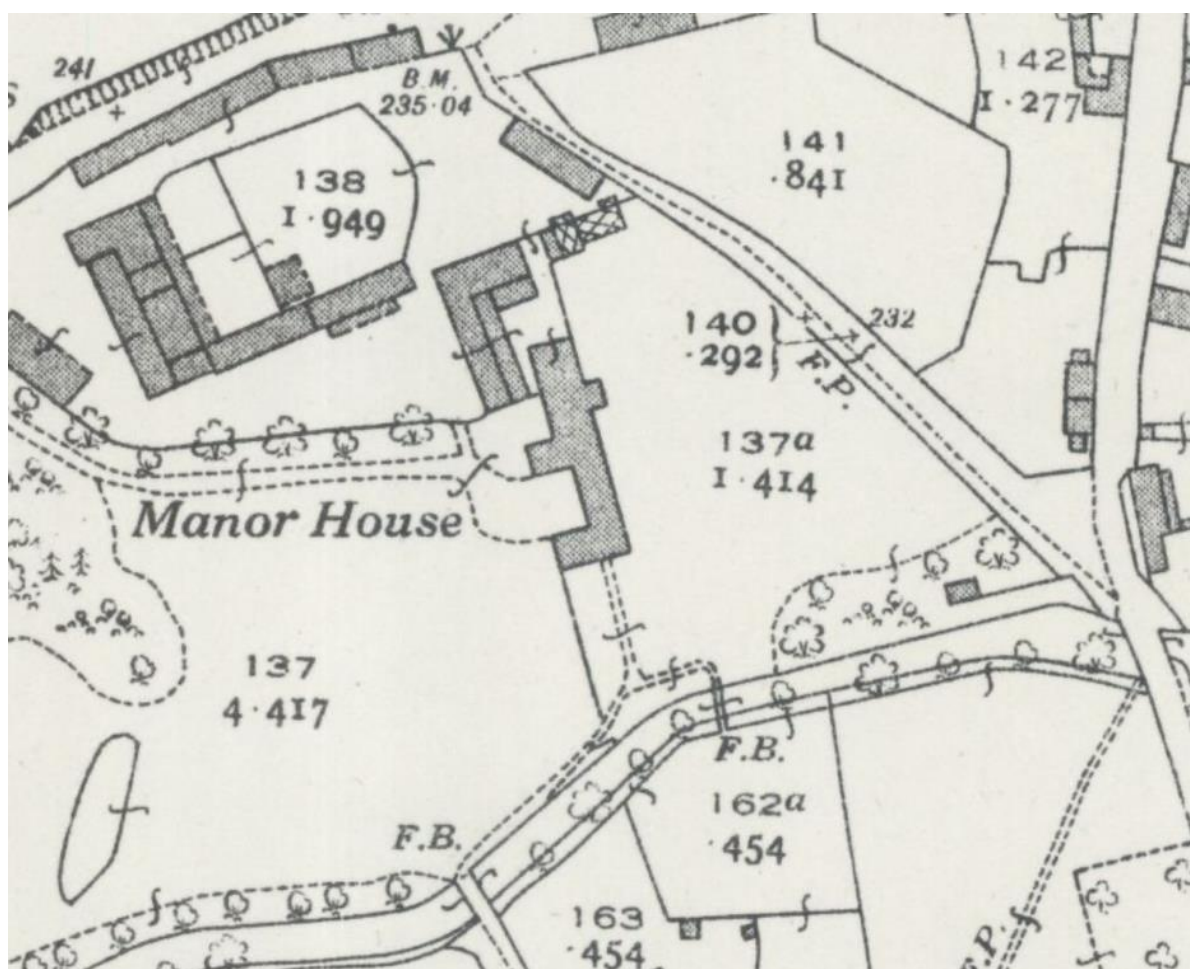


Figure 5: Extract from 25 inch Ordnance Survey sheet Wiltshire LIX.4 (revised 1939) published 1941

Appendix C: Historic photographs



Figure 1: Watercolour of Manor House Winterbourne Stoke 1867 Robert Kemm (1837-95)(Salisbury Museum ref. BB76/5749)

Appendix D: Figures



Figure 1: The Manor House, Winterbourne Stoke – west elevation



Figure 2: West elevation - series of blocked openings with relieving arches above



Figure 3: Blocked doorway to billiard room



Figure 4: Change in stone work between west elevation and south-west wing



Figure 5: South elevation



Figure 6: East (garden) elevation



Figure 7: Straight joint to stonework between bays 2 and 3



Figure 8: North elevation



Figure 9: Stone porch entrance (west elevation)



Figure 10: Principal stair c1920s



Figure 11: Late 16th/ early 17th century fire surround to hall – vase stops and ovolo and hollow moulding



Figure 12: Drawing Room: Late 16th/ early 17th century fire surround – vase stops and ovolo and hollow moulding



Figure 13: Dining Room – replica Tudor fireplace c1920s



Figure 14: Replica (probably c1920s) Adam style fireplace in (former) Billiard Room



Figure 15: Probably 17th century winder stair from first to second floor



Figure 16: Oak boards to landing of winder stair



Figure 17: 17th century door at north side of winder stair lobby



Figure 18: Roof structure of two bay of north-west wing – possibly early 16th century?



Figure 19: Evidence for a ridge purlin – suggesting early date for this truss (and its neighbour)



Figure 20: Straight collar to remaining truss to north-west wing



Figure 21: Typical truss of main range with straight collar and chamfering to the principal rafter



Figure 22: Roof structure to south-west wing- clapsed purlins and straight collars, but with straight wind braces



Figure 23: Yolk to ridge-piece (often an 18th century feature)



Figure 24: Purlins are re-set (the cut out to the principal rafter is much larger (consistently) than the present purlins



Figure 25: The staircase from ground to first floor has already been constructed



Figure 26: New partitions to first floor (allowing access to the bathroom)



Figure 27: Narrow softwood boards – in the area proposed for the new staircase (in front of the door pictured)



Figure 28: Photo taken between the joist showing metal gauze make-up of ceiling to first floor.



Figure 29: Sawn laths to ceiling of dormer window to south-west wing



Figure 30: Sawn softwood joists in area of floor proposed for staircase installation

Appendix E: List Description

Manor House, Winterbourne Stoke - 1130971 | Historic England

09/04/2026, 07:50

Manor House

Listed on the National Heritage List for England. [Search over 400,000 listed places](#)

Official list entry

Heritage Category: **Listed Building**

Grade: **II***

List Entry Number: **1130971**

Date first listed: **10-Oct-1988**

List Entry Name: **Manor House**

Statutory Address 1: **MANOR HOUSE, A303(T)**

Statutory Address 2: **MANOR HOUSE, HIGH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

Manor House, Winterbourne Stoke - 1130971 | Historic England

09/04/2026, 07:50

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](#)

[Corrections and minor amendments](#)

Location

Statutory Address: **MANOR HOUSE, A303(T)**

Statutory Address: **MANOR HOUSE, HIGH STREET**

The building or site itself may lie within the boundary of more than one authority.

District: **Wiltshire (Unitary Authority)**

Parish: **Winterbourne Stoke**

National Grid Reference: **SU0759440957**

Details

SU 04 SE

4/231

WINTERBOURNE STOKE

A303(T) HIGH STREET

(south side)

<https://historicengland.org.uk/listing/the-list/list-entry/1130971?section=official-list-entry>

Page 2 of 5

Manor House

||*

Manor House, early and late C17, extended c1920. Flint and limestone chequerwork, slate roof. Two storeys and attics, 5 bays, with cross wings at both ends of four bays, and extension to north of further 3 bays having central bay extension on east side. Stone moulded plinth and mid-wall moulded string. Main entrance in angle of north-west cross wing, within C19 open porch. Doors have stone surrounds with inset half-round mouldings on arrises. Front door half glazed, and square stone head with blind spandrels. Ovolo-moulded 2, 3 and 4-light stone-mullioned windows. Deep windows to ground floor, 3-light to first floor and 2-light windows in gables of wings lighting attics. Five dormers to east front. Dormer in 1920 wing. Coped gables. At south end, a c1920 timber canopy on stone brackets.

Interior: Hall and chamber over have stone 4-centred moulded fireplaces with blind spandrels. Main stair of c1920, oak balustrade. Billiard room in south west wing has C18 overmantel.

Roof: Central section of 4½ bays, collar beam trusses with butt purlins. No ridge. Later south-west cross wing has 4 bays, collar and clasped purlin roof with ridge.

Listing NGR: SU0759440957

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **321545**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Manor House, Winterbourne Stoke - 1130971 | Historic England

09/04/2026, 07:50



Map

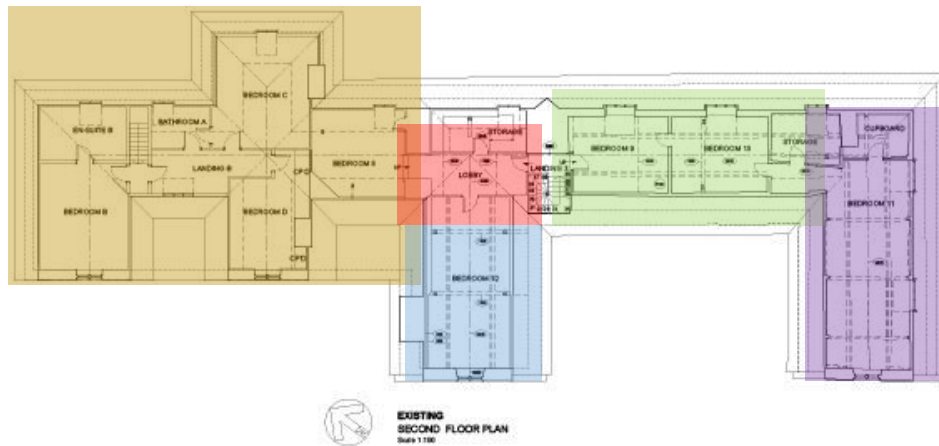
This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 09-Apr-2026 at 06:48:26.

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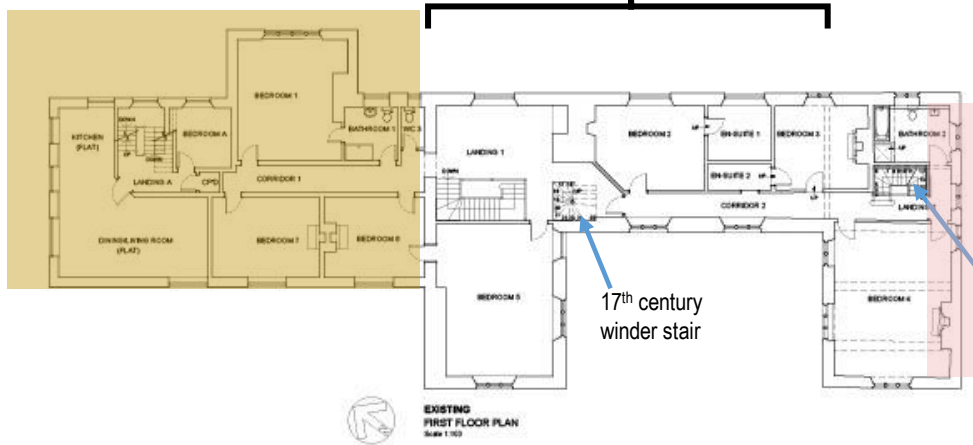
End of official list entry

Appendix F: Building Phase plans

NOTE
THIS DRAWING HAS BEEN PREPARED FROM
ARCHIVE INFORMATION. THE SITE MUST BE
INSPECTED AND CHECKED CAREFULLY PRIOR
TO ANY WORK BEING CARRIED OUT, ON
OR OFF SITE.

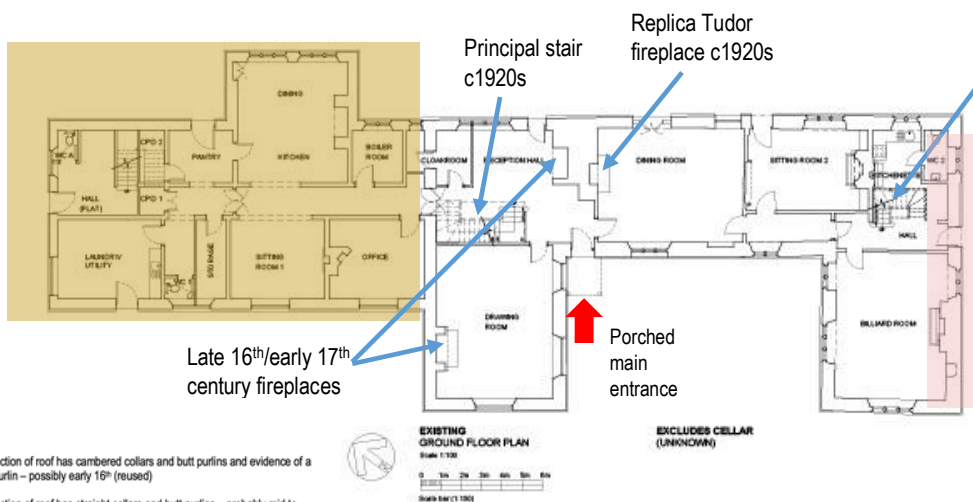


Main range



17th century
winder stair

Already
constructed
ground to first
floor staircase



Principal stair
c1920s

Replica Tudor
fireplace c1920s

Late 16th/early 17th
century fireplaces

Porch
main
entrance

EXCLUDES CELLAR
(UNKNOWN)

The north-west wing

The south-west wing

- This section of roof has cambered collars and butt purlins and evidence of a ridge purlin – possibly early 16th (reused)
- This section of roof has straight collars and butt purlins – probably mid to late 17th century
- This section of roof has straight collars and butt purlins – probably mid to late 17th century
- This section of roof has clasped purlins, straight collars and straight wind-braces (probably late 16th/early 17th century)
- This section is a c1920s service wing extension
- This elevation has been substantially rebuilt on the early to mid 20th century (based on map evidence)

Mrs. P. Turner
THE MANOR HOUSE
WINTERBOURNE STOKES
WILTSHIRE
EXISTING FLOOR PLANS
(wall hatching removed)
DK 23/05/2025 1:100
4378-SK1 © AT

FORUM
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