



Wyndham Wood Wiltshire

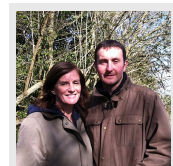
A pleasant broadleaf woodland between the villages of Dinton and Teffont Magna in Wiltshire, with excellent access.

Details

Price: £65,000 Freehold
Location: Teffont Magna, Salisbury, Wiltshire
Size: About 3 acres for sale
OS Landranger: OS No 184
Grid ref: SU 004 321
Nearest post code: SP3 5HH

Local manager

Daniel Sharp
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Description

Set on the gentle slopes just outside the village of Dinton, Wyndham Wood forms a quietly evolving area of young woodland within the Wiltshire countryside. What was once open ground has, over recent years, begun to draw in trees and scrub of its own accord, seeded naturally from the surrounding landscape. The result is a dynamic developing woodland, shaped by natural processes rather than deliberate planting.

Moving through the wood, the most striking features are the light-stemmed birch and quick-growing sycamore that have taken hold across much of the site. Beneath them lie rough swathes of bramble, tussocky grass, and patches of regenerating scrub that knit the younger trees together. At the margins, hawthorn forms dense, thorny boundaries that hum with life; early-season blossom for insects, autumn berries for birds and secure cover throughout the year. Gorse appears here and there as well, offering flashes of colour when in bloom.

Towards the roadside edge of Wyndham Wood, the character shifts. Here stand several older broadleaves, including mature beech whose tall trunks and deep shade suggest a longer ecological history. These veteran trees enrich the site with hollows, decaying limbs, and fallen wood, features that are scarce in youthful woodland but crucial for wildlife. They also help link Wyndham Wood to neighbouring habitats by acting as stepping-stones for birds, insects, and small mammals moving through the landscape.

Part of the wood remains relatively open, allowing early woodland ground flora to establish. Fresh primroses and other pioneer species are beginning to appear in the quieter, shaded areas, while birds make use of the scrub for foraging and nesting. The mixture of airy clearings, tightly woven thickets and emerging canopy layers gives Wyndham Wood a vibrant, layered feel typical of woodland in its early stages.

Access is straightforward, with an established track leading in from the adjacent road and space to park just inside the entrance. Though still young, Wyndham Wood is already contributing to the ecological tapestry of the area, offering continuity with nearby woods and creating new habitat as it continues to mature. Left largely to its own rhythm, it promises to develop further complexity and character with each passing year.

The purchasers of the woodland will be asked to enter into a [covenant](#) to ensure the quiet and peaceful enjoyment of adjoining woodlands and meadows.

Features

- Excellent access
- Ideal location within Cranborne Chase National Landscape
- Mix of native broadleaved species, including a stand of beech
- Scope for additional planting

Access, tracks and footpaths

The woodland is accessed via a well-stoned track from the public highway. There are no public rights of way across the wood.

Rights and covenants

Sporting rights are in hand.

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Local area and history

The Wyndham family had purchased considerable land in Dinton by the late 17th century and by later acquisitions created the Dinton Park estate. By 1829 most of Dinton's land was held either by the Earl of Pembroke (about 1500 acres) or the Wyndham family (1000 acres). The Dinton Park estate was sold to Bertram Erasmus Philipps in 1916 and in 1943 he granted Dinton House (renamed Philipps House) and its surrounding park of 200 acres to the National Trust. Following the sale of the Wyndham's Dinton estate in 1948, Marshwood, Oakley and Wrights Farms were each purchased by sitting tenants.

How to find this woodland

You are welcome to visit this wood by yourself, but please ensure that you have a copy of these sales details with you - many of our woodlands do not have mobile phone reception or internet access so we recommend either printing the details or downloading them to your phone/tablet/laptop.

Do remember to also check that it is still available for sale. If you have seen the woodland and wish to be accompanied on a second more detailed visit please contact our local manager.

Directions

Wyndham Wood is accessed via a stoned track from the public highway between the villages of Teffont Magna and Dinton in Wiltshire. Salisbury is around a 20 minute drive away to the east.

[Click here for Google Maps directions](#). Enter your own postcode, (the location coordinates are already entered), and click on the "Directions" box. This will take you to the roadside gate where the main track begins, where you can park. The gates are marked by a "Woodlands" sign on the road and blue signs on the gate reading "Fontwyke Park". Thereafter please follow the green route on the "wood map".

The entrance to the wood is about 200 hundred metres up the woodland track on the right hand side.

What3words reference: `///shipwreck.musically.sandals`

Satnav: the postcode **SP3 5HH** is the nearest to meadow, but please note will take you closer to the village of Dinton. Please see the "wood maps" image which shows this.

Coordinates for satnav are: **51.08942, -1.992118** for the metal gates at the start of the access track.

Directions:

When heading west on the A303, turn off at the sign post showing "Teffont Magna & Chilmark". Head south along Cow Drove, taking the first left hand turn available to you. Continue to follow south and this road will take you all the way into the village of Teffont Magna. Turn left when you reach St Edward's Church where a red post box is immediately opposite you set into a stone wall. Continue along this road for just over 1.5km, passing a "Tree Planting Land" sign on your way, until you see a "Woodlands" sign on your right-hand side. The main double entrance gates are just beyond this on the right hand side, labelled Fontwyke Park.

Boundaries:

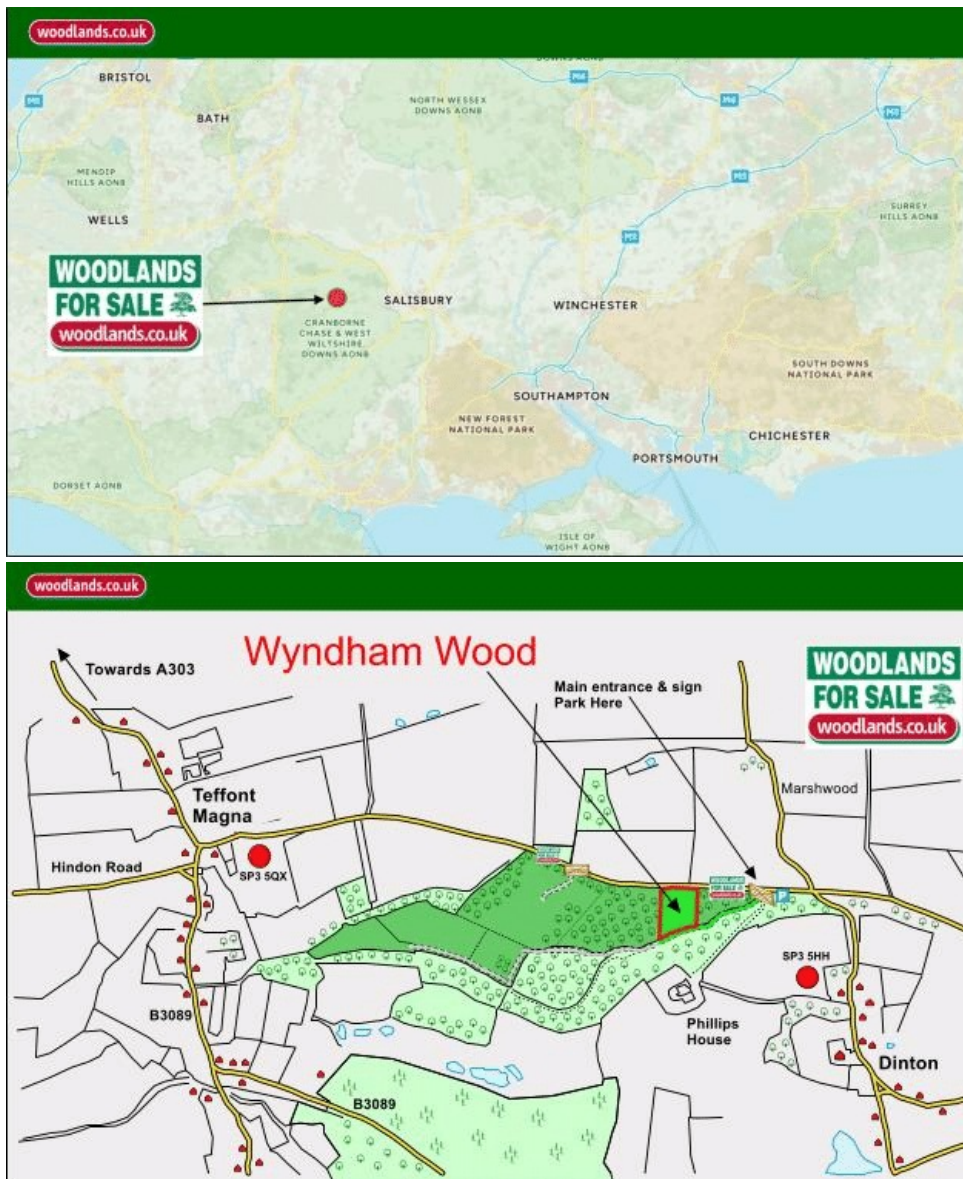
Boundary features are marked with red paint.

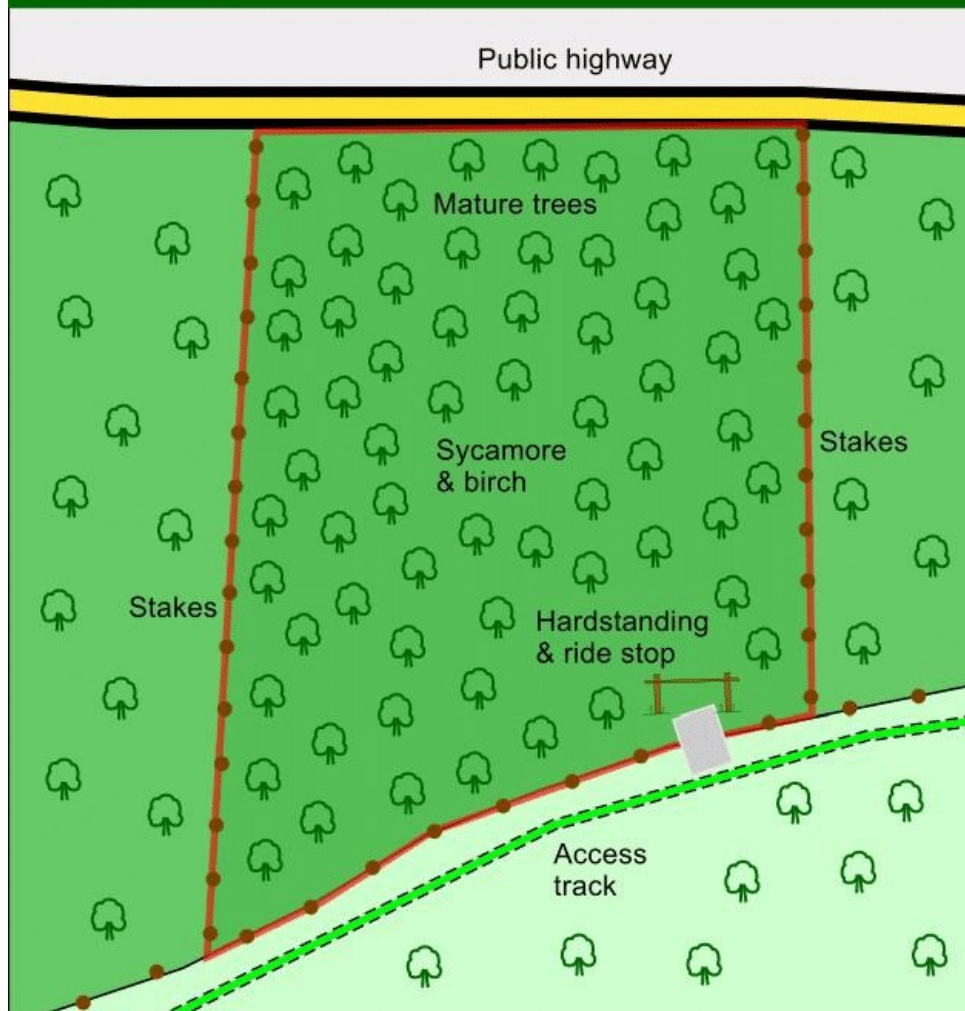
Northern: Public highway

Eastern: wooden stakes

Southern: fence next to access track

Western: wooden stakes





Our regional managers are often out working in our woodlands, so if you email an offer and want to be sure it has been received, please phone our manager on his or her mobile phone. The first offer at the stated price which is accepted, whether by phone or email, has priority.

Please take care when viewing as the great outdoors can contain unexpected hazards and woodlands are no exception. You should exercise common sense and caution, such as wearing appropriate footwear and avoiding visiting during high winds.

All woodlands are sold at a fixed price, and include free membership of the [Small Woodland Owners Group](#) and the [Royal Forestry Society](#), as well as [£300 towards paying for a course](#) (or courses) to help with managing and enjoying your woodland.

These particulars are for guidance only and, though believed to be correct, do not form part of any contract. Woodland Investment Management Ltd hereby give notice under section 21 of the Estate Agents Act 1979 of their interest in the land being sold.