



EVANS & PARTRIDGE

COTSWOLD FARM HOUSE
WEST TYTHERLEY, HAMPSHIRE















COTSWOLD FARM HOUSE, WEST DEAN ROAD, WEST TYTHERLEY, SALISBURY SP5 1QA

A RECENTLY CONSTRUCTED DETACHED 5 BEDROOM FAMILY HOUSE WITH EXTENSIVE PARKING AND LARGE OUTBUILDING IN A STUNNING POSITION WITH 4 ACRES OF GARDEN/PADDOCKS AND WOODLAND OFFERING EXCEPTIONAL VIEWS OVER OPEN COUNTRYSIDE AND MERGE INTO BENTLEY WOOD, WHICH TOGETHER WITH THE ADJACENT BLACKMOOR COPSE FORM ONE OF THE LARGEST CONTIGUOUS PIECES OF WOODLAND IN WILTSHIRE, A TRULY BEAUTIFUL AREA EXTENDING TO ABOUT 1700 ACRES AND SITE OF SPECIAL SCIENTIFIC INTEREST, TRAVERSED BY COUNTLESS BRIDLEWAYS AND PATHS OFFERING SUPERB OUT-RIDING, CYCLING AND WALKING

RECEPTION HALL • LIVING ROOM • SITTING ROOM • OPEN PLAN KITCHEN WITH SEPARATE DINING AREA • UTILITY • CLOAKROOM
PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM • THREE FURTHER BEDROOMS • FAMILY BATHROOM
SECOND FLOOR: SITTING AREA / STUDY • POTENTIAL LARGE FIFTH BEDROOM
INTEGRAL DOUBLE GARAGE • EXTENSIVE PARKING • LARGE OUTBUILDING COMPRISING MAIN BARN, WORKROOM AND WORKSHOP
GARDENS, GROUNDS AND PADDOCK LAND AMOUNTING TO ABOUT FOUR ACRES

OFFERS INVITED IN EXCESS OF £1,195,000 FREEHOLD

DESCRIPTION

A recently built and traditionally constructed detached family house with block/brick cavity walls beneath an interlocking tiled roof with stone sills and lintel detailing. The accommodation comprises a reception hall and cloakroom, living room with wood burning stove, sitting room with bay window and large open plan kitchen with separate dining area and adjoining utility. There is a large integral double garage that could be incorporated into the accommodation (STPP). To the first floor there are four bedrooms, one with en suite shower room, and a family bathroom. On the second floor there is a sitting area/study and large potential fifth bedroom. Outside the property has the benefit of extensive off-road parking together with a large outbuilding comprising work room, workshop and large storage barn. There is plenty of scope for further outbuildings (subject to obtaining the required consents). The property stands in four acres of grounds over which it has beautiful protected views down towards the renowned Bentley Woods where there is access to extensive out-riding, cycling and walking within this quiet rural setting.

LOCATION

The property is situated along a quiet country lane on the Hampshire/Wiltshire border and is equal distance between the sought-after villages of West Tytherley and Winterslow. Set in an area of stunning open countryside, there is a good road network providing access to Salisbury to the west and Stockbridge, Winchester and Romsey to the east and south. The above-mentioned villages offer general store, post office, public houses, village halls, doctor's surgery and churches. The area is renowned for its independent and state schools with local primary schools in both villages. Salisbury offers grammar schools for both boys and girls whilst Winchester offers an exceptional state run sixth form college, Peter Symonds. There are numerous private schools in the area including Farleigh, Chafyn Grove, Salisbury Cathedral School, Godolphin and Lee Hurst Swan - all within a short drive. There are mainline rail links from both Grateley (approximately 8 miles distance) with fast services to London Waterloo in 75 minutes) and Dean (approximately 4 miles distance) with services to Southampton to the east and Bristol via Salisbury to the west. The local area offers a comprehensive range of equestrian facilities which include: Dene Farm cross country course at Nether Wallop, Grovely riding school at Wilton, Hampshire Polo School at South Wonston and Green Acres riding school in Winterslow. Other key benefits are the central location for those interested in either fly fishing or golf with the area being exceptionally well served in this field.

ACCOMMODATION

ENTRANCE PORCH Sandstone paved approach. Contemporary lights to either side. Composite door with obscure glazed panel and similar full height glazing to either side leading into:

LARGE RECEPTION HALL Terracotta tiled floor. Staircase with chamfered balustrade to side rising to first floor. Three pendant light points. Recess with coat hooks beneath stairs. Traditional style radiator. Panel doors to living room, sitting room, open plan kitchen with separate dining area, integral double garage and cloakroom.

CLOAKROOM White suite comprising pedestal wash hand basin with metro tiled splash back, mirror fronted cabinet above and low level WC. Terracotta tiled floor. Pendant light point. Extractor fan. Radiator with towel rail over.

LIVING ROOM Large window to rear aspect with views over the gardens and grounds towards Bentley Woods. Corner free-standing rolled steel log burning stove with exposed flue on circular glass hearth. Oak flooring. Wall lights. Central pendant light point. Traditional style radiator.

SITTING ROOM Bay window to front aspect. Pendant light point. Oak flooring.

OPEN PLAN KITCHEN WITH SEPARATE DINING AREA

Kitchen Franke 1½ bowl sink unit with drainer and mixer tap. Beech block work surfaces with similar upstand with metro tiled splash back. Comprehensive range of cream Shaker style high and low level cupboards and drawers including pan drawers. Integrated dishwasher. Under-counter Zanussi oven/grill. Four ring gas hob above with stainless steel/glass extractor hood above. Space for upright fridge/freezer. Beech block breakfast bar/workspace with similar upstand on chrome supports. Terracotta tiled floor. Two pendant light points. Two windows to rear aspect with glorious views over the gardens and grounds towards Bentley Woods. Door into utility.

Dining Area Glazed double doors opening onto terrace and garden with glorious views. Terracotta tiled floor. Pendant light point. Panel door into reception hall. Traditional style radiator.

UTILITY ROOM Beech block work surface with similar upstand. Recess and plumbing for washing machine. Space for dryer. Cupboards. Pendant light point. Access into small loft void. Window and half glazed door to driveway. Terracotta tiled floor.

INTEGRAL DOUBLE GARAGE Cavity wall construction. This could be converted into additional accommodation if required (subject to obtaining any required consents). Twin up and over doors to front. Fluorescent lighting. UPVC door to driveway. Worcester LPG fired boiler. Meter and fuse box.

FIRST FLOOR *(Via staircase one)*

CENTRAL LANDING Balustrade continues overlooking stairwell. Second staircase with similar balustrade to side rising to second floor. Three pendant light points. Traditional style radiator. Panel doors to:

PRINCIPAL BEDROOM *(Generous double bedroom)* Window to front aspect. Pendant light point.

En Suite Shower Room White suite comprising pedestal wash hand basin with metro tiled splash back, mirror fronted cabinet above. Low level WC. Glass door into metro tiled shower enclosure. Tiled floor and skirting. Traditional style radiator with towel rail. Obscure glazed window to front aspect. Ceiling light point. Extractor fan.

BEDROOM TWO *(Double bedroom)* Window with stunning views over the garden, paddocks and woodland. Pendant light point.

BEDROOM THREE *(Double bedroom)* Window to rear aspect with excellent views. Built-in double wardrobe cupboard. Pendant light point.

BEDROOM FOUR *(Large single bedroom)* Window to front aspect. Built-in wardrobe cupboard. Pendant light point.

FAMILY BATHROOM White suite comprising panelled bath with metro tiled surround and mixer tap with shower attachment. Pedestal wash hand basin with metro tiled splash back, mirror fronted cabinet above. Low level WC. Glass door into metro tiled shower enclosure. Tiled floor and skirting. Obscure glazed window to rear aspect. Ceiling light point. Extractor fan.

SECOND FLOOR

SITTING AREA / STUDY Turned style balustrade overlooking stairwell. Pendant light point. Window at gable end with far reaching views towards farmland and countryside. Door into:

BEDROOM FIVE (*Substantial double bedroom*) Pendant light point. Power points. Potential to add either Velux or dormer windows (subject to any necessary consent).

OUTSIDE

Access off lane onto a splayed approach with fencing to either side leading through double timber gates onto a substantial Cotswold stone driveway providing extensive parking for numerous vehicles. The front and side garden areas are laid to lawn interspersed with fruit trees. The front boundary is well enclosed by fencing and mixer hedging, and by close boarded fencing to either side boundary. The main driveway leads on to the outbuilding and surrounding concrete hardstanding.

MAIN GARDEN Located at the rear of the house there is a generous curved sandstone terrace, ideal for entertaining, which enjoys a south westerly orientation with beautiful views over the grounds towards Bentley Wood. Large grassed area edged with Portuguese laurel.

OUTBUILDING A large barn with block elevations and dividing walls beneath a corrugated roof. Part timber clad with Douglas Fir. Large hard standing.

Main Barn: Steel sliding door. Substantial storage area with shelving, light and power connected.

UPVC obscure glazed door leads into:

Work Room (*Dual aspect*) UPVC windows to front and side aspect. Fluorescent light. Fuse board. Quarry tiled floor.

Workshop UPVC window to front aspect. Screed floor. Hatch into loft. Fluorescent light.

THE LAND The rear of the main garden and hard standing is enclosed by post and rail fencing. Five bar gate opens into:

Main Paddock Free-draining and laid to permanent pasture (see attached plan). Ring fenced with timber post and rail fencing. Views down the valley. Field shelter.

Further five bar gate at bottom corner with pedestrian gate to side leads into:

Additional Wild Paddock Area Adjoining and forming part of Bentley Wood with immediate access for out-riding, cycling and walking. The area is laid to meadow grass with mature deciduous trees and pine trees along the boundaries, all enclosed by post and wire fencing. A footpath traverses this area.

SERVICES

Mains water and electricity. Private drainage. *Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.*

DIRECTIONS POST CODE SP5 1QA.

Agent's Note: Viewing essential to appreciate the peaceful location and exceptional outlook.

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE Tel. 01264 810702 www.evansandpartridge.co.uk

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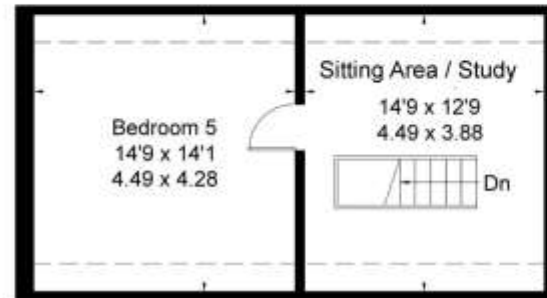
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Approximate Area = 207.8 sq m / 2237 sq ft and Garage
 Outbuilding = 103.5 sq m / 1114 sq ft
 Total = 311.3 sq m / 3351 sq ft
 Including Limited Use Area (7.5 sq m / 81 sq ft)



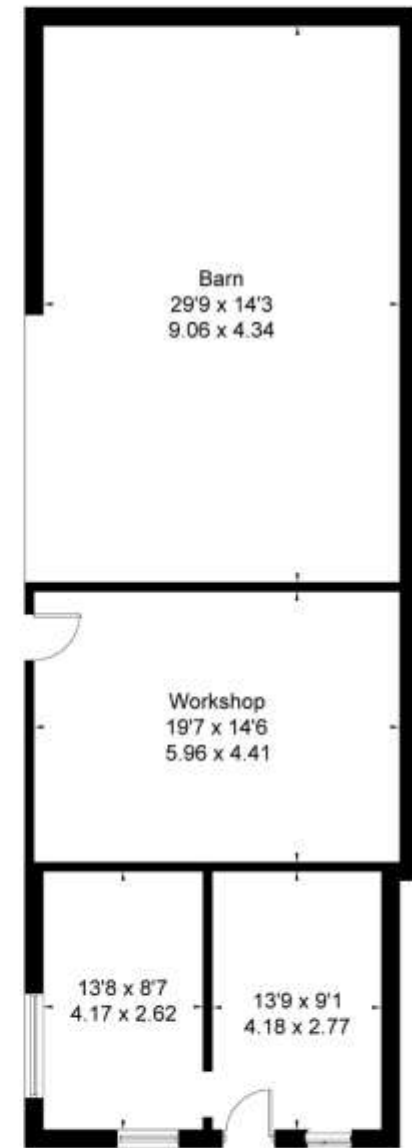
 = Reduced head height below 1.5m



Second Floor



First Floor



(Not Shown In Actual Location / Orientation)