



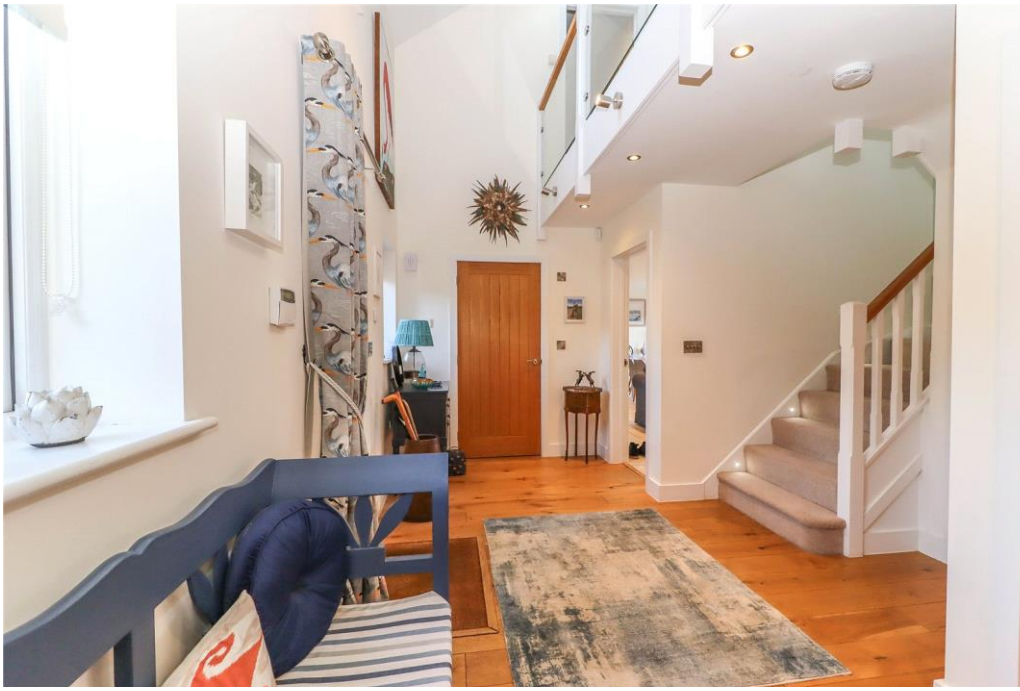
WOODHOUSE BARN, DEAN ROAD
WEST TYTHERLEY, SALISBURY, HAMPSHIRE

EVANS & PARTRIDGE















WOODHOUSE BARN, DEAN ROAD, WEST TYTHERLEY, SALISBURY, HAMPSHIRE, SP5 1NR

A FIVE YEAR OLD INDIVIDUAL DETACHED HOUSE WITH BEAUTIFULLY PRESENTED SPACIOUS ACCOMMODATION, WELL APPOINTED THROUGHOUT, WITH GARAGE/WORKSHOP AND LANDSCAPED GARDEN IN A QUIET ELEVATED SETTING WITH FAR REACHING VIEWS

**MODERN BARN STYLE LIVING
LIVING ROOM WITH FIRE
STUDY - SUPERFAST BROADBAND
LARGE LIVE-IN KITCHEN / DINING / SITTING
FOUR BEDROOMS
FAR REACHING VIEWS - MANAGEABLE GARDEN**

OFFERS INVITED AROUND: £875,000 Freehold

DESCRIPTION

A modern detached barn style house, one of two detached properties built by a local developer about five years ago. There is still a number of years left to run on the building warranty. This well insulated house has air source central heating with underfloor heating to the entire ground floor, radiators upstairs. The well-appointed bathroom and ensuite shower room have electric underfloor heating and towel rails. All four of the bedrooms are a double size and enjoy stunning distant views to the rear aspect. The ground floor accommodation comprises a central reception hall with galleried landing above and cloakroom, a good sized dual aspect living room with log burning stove, separate study and a generous open plan kitchen/breakfast room with island and adjoining sitting and dining areas with folding glazed doors to the rear terrace and garden. There is also a separate utility/boot room. Outside, the two properties are set back from the village road, fronting a generous gravelled courtyard with electric gates where there is plenty of off-road parking and access to the garage/workshop. The main low maintenance garden extends to the rear of the property.

LOCATION

The property is situated in the picturesque village of West Tytherley which offers a post office/store, public house, primary and private schools (Norman Court on the outskirts of the village), church, village hall, recreation ground and play area. The nearby village of Lockerley also has a store. Stockbridge High Street is within a 10 minute drive as well as Salisbury, Romsey and Winchester, all within a close driving distance and providing a comprehensive range of leisure and shopping facilities. There is also an excellent choice of state, grammar and private schools within easy reach. There is a main line railway station at Grateley (about 9 miles) with fast services to London Waterloo in about 75 minutes.

ACCOMMODATION

Entrance Porch

On exposed gallows brackets, with overhead down lighter. Composite door with high level obscure glazed panel leads into:

Reception Hall

An impressive double height central area with high profile ceiling above and glazed gallery landing. Turning staircase to first floor with low LED spot lights. Door to deep under stairs storage cupboard. Oak flooring, coir mat at threshold. Two windows to front aspect. Down lighters, spot lights. Oak frame glazed double doors into living room. Further oak doors to study, open plan kitchen/breakfast room with adjoining dining and sitting areas and cloakroom.

Cloakroom	(Well appointed) White suite, wash hand basin with waterfall mixer tap, tiled splashback. Low level WC with concealed cistern. Porcelain tiled floor. Chrome towel radiator. Obscure glazed window. Down lighters. Extractor fan.
Living Room	(Substantial and dual aspect) Central contemporary log burning stove on raised slate hearth. Folding glazed doors opening onto the rear terrace and garden. Picture window to front aspect. Further smaller high window to front aspect. Down lighters.
Study	Window to rear aspect, oak flooring, down lighters.
Kitchen/Breakfast Room	Open plan with adjoining dining and sitting areas. 1½ bowl stainless steel sink unit with drainer, mixer tap and separate Quooker instant boiling water tap. Polished quartz work surfaces with similar upstand and window sill. A range of pastel colour washed high and low level cupboards and drawers. Neff “hide and slide” oven and grill. Neff combination oven/microwave with warming drawer beneath. Space and plumbing for American style fridge freezer. Wide five zone induction hob with contemporary extractor fan and light above, quartz splashback. Integrated dishwasher and recycling area. Central oak topped island with curved breakfast bar to one end, pop up power points and USB charger, cupboards and wine fridge beneath. Ceramic tiled flooring. Down lighters. Picture window to front aspect. Openings to either side of island to: Dining area: Space for large family/entertaining table. Tiled floor continues, down lighters, wide folding glazed doors opening onto the rear patio and garden. Sitting area: Space to wall mount television and for seating furniture. Tiled flooring continues. Window to rear aspect. Down lighter. Door to:
Utility Room	Oak effect work surface with similar splashback, inset stainless steel sink with mixer tap and drainer, cupboards above and below, recess and plumbing for washing machine with space beside for dryer. Shelf. Space for fridge freezer. Tiled floor. Window to rear aspect, half glazed door to rear garden. Ceiling light point.

FIRST FLOOR

Central Galleried Landing	Overlooking part of reception hall. Obscure glazed window to front aspect, high ceiling pendant light point, down lighters, Velux windows to front aspect. Oak doors to bedrooms, family bathroom and large walk in plant room/airing cupboard; pressurised hot water cylinder and expansion tanks, heat exchanger, control panel, slatted shelving, light with sensor.
Principal Bedroom Suite	Entrance/dressing area: High profile ceiling with down lighters. Sliding doors concealing wardrobes. Space for dressing table. Wide opening into: Double bedroom: High ceiling with down lighters. Window to rear aspect affording far reaching views towards countryside. Pocket door to:
En Suite	(Generously proportioned and well appointed) White suite comprising raised oval wash hand basin on stone sill with two drawers beneath, waterfall mixer tap and electric mirror above. Low level WC with concealed cistern. Step up into substantial wet area with overhead and handheld shower attachments, fully porcelain tiled surround incorporating bottle recesses. Tiled floor. Contemporary chrome towel radiator. Profile ceiling with down lighters, extractor fan and Velux skylight.
Bedroom Two	(Double bedroom) Window to rear aspect with fabulous distant views. High profile ceiling, pendant light point. Deep wardrobe cupboard.
Bedroom Three	(Double bedroom) Window to rear aspect with distant views. High ceiling with pendant light point. Wardrobe.
Bedroom Four	Dormer window to rear aspect with far reaching views. Profile ceiling, pendant light point. Wardrobe.

Family Bathroom

Generously proportioned and well appointed. White suite comprising twin raised wash hand basins, each with waterfall tap on corian sill with wide drawers beneath, wide electric mirror above. Low level WC with concealed cistern. Panelled deep bath with shower to one end with overhead and handheld attachments, glass shower screen, tiled surround, bottle recesses. Contemporary chrome towel radiator. Tiled floor. Part tiled walls. High profile ceiling with down lighters, extractor fan and Velux skylight.

OUTSIDE**Front**

Splayed block paved approach off the village lane. Electric remote operated gate gives access to a large gravelled courtyard area for the exclusive use of the property and one near detached neighbour, providing plenty of off-road parking and access to the large garage/workshop. Paved frontage to the house with central steps descending to entrance porch. Raised screen borders to either side, one with a line of Photinia, the other a line of Portuguese laurel.

Garage/Workshop

Painted weather boarded elevations beneath a hipped slate roof, electric up and over door to front, light and power connected, electric vehicle charging point. Workshop/storage area.

Rear Garden

The main easy to maintain garden extends to the rear of the property with some far reaching views. This is laid mainly to paved terrace, ideal for entertaining and barbeques. Potted plants and trees. Well stocked raised borders contained by sleepers, specimen trees. Level lawned area to one end, gabions along one boundary. All well enclosed by close boarded fencing with roses trained to some panels.

Services

Mains water, electricity and private shared drainage.

Directions

SP5 1NR

Council Tax Band

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VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

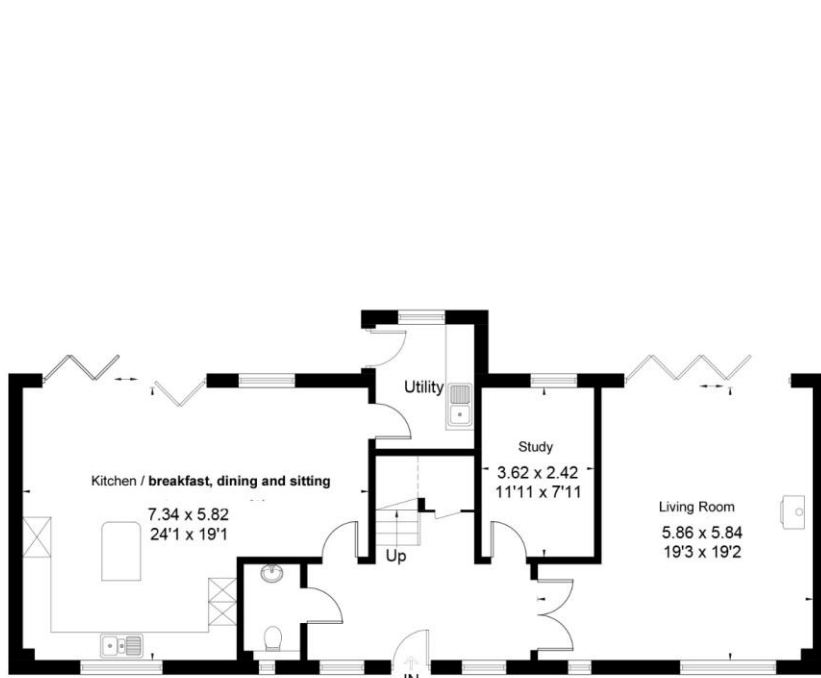
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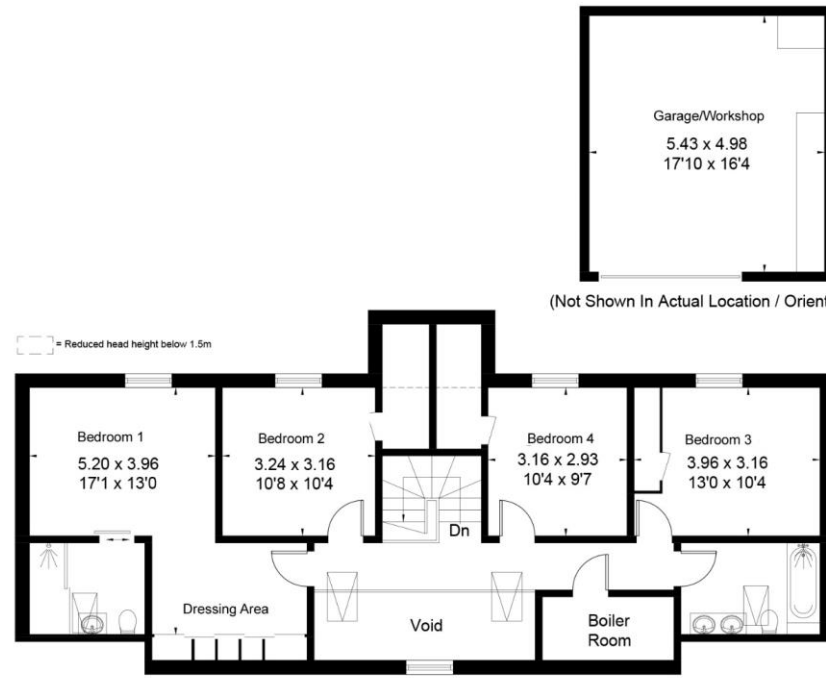
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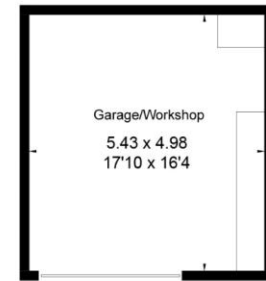
Approximate Floor Area = 190.8 sq m / 2054 sq ft (Excluding Void)
 Garage = 27.2 sq m / 293 sq ft
 Total = 218.0 sq m / 2347 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #62151

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		93
(81-90)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EU Directive 2002/91/EC	