



**EVANS & PARTRIDGE**

**2 NORTH LANE  
WEST TYTHERLEY, SALISBURY**











# 2 NORTH LANE, WEST TYTHERLEY, SALISBURY, HAMPSHIRE, SP5 1NG

**AN IMPOSING EXTENDED VICTORIAN SEMI-DETACHED FOUR BEDROOM FAMILY HOUSE WITH WELL-PRESENTED AND CHARACTERFUL ACCOMMODATION STANDING IN A BEAUTIFULLY LANDSCAPED QUARTER ACRE PLOT BACKING ONTO Paddock AND SET IN THE HEART OF THIS ATTRACTIVE AND PEACEFUL VILLAGE**

**RECEPTION HALL, LIVING ROOM, SITTING ROOM, DINING ROOM  
KITCHEN, CLOAKROOM**

**PRINCIPAL BEDROOM WITH EN SUITE, THREE FURTHER BEDROOMS, FAMILY BATHROOM  
INTEGRAL DOUBLE GARAGE WITH SCOPE FOR CONVERSION, SUMMERHOUSE / OFFICE. WASH HOUSE / UTILITY  
LANDSCAPED QUARTER ACRE PLOT**

**OFFERS INVITED AROUND: £810,000 Freehold**

## **DESCRIPTION**

An attractive large extended Victorian semi-detached house, with brick elevations beneath a tiled roof. The accommodation is light and airy with a spacious feel and high ceilings. The ground floor comprises a good size central hall, living room, separate sitting room (each with fireplace), dining room and kitchen. There is also a rear lobby and ground floor cloakroom. The dining room has a door leading into a large integral double garage opening onto the rear terrace, offering tremendous scope for conversion into a spacious open plan live-in kitchen/breakfast room with wide glazed doors onto the main terrace and garden. To the first floor there is a well proportioned principal bedroom suite with Juliet balcony, views towards paddocks and a well appointed en suite shower room, three further good-sized bedrooms, and family bathroom with roll top bath. There is scope for a loft conversion subject to consent. The property has oil fired central heating and the tremendous benefit of superfast fibre broadband FTTP.

The plot extends to about a quarter of an acre and has been well stocked and beautifully landscaped. There is a spacious gated driveway to the front of the house. The main garden lies to the rear and comprises a large terrace, formal garden, lawn and a further wonderfully private entertaining area with fire pit, summer house/home office. There is also a useful former Victorian wash house converted into a large well equipped utility room which could be extended/converted into an annexe STPP.

## **LOCATION**

The property is situated in the heart of the picturesque village of West Tytherley which offers a Post Office/store, public house, primary school, nursery, church, village hall, recreation ground and play area, all within walking distance. 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**

### **Enclosed Entrance Porch**

Part glazed door into enclosed entrance porch. Quarry tiled floor. Window to side aspect. Ceiling light. Part obscure glazed internal door into:

### **Central Reception**

Exposed painted floorboards. High ceiling with coving. Two pendant light points. Turning staircase rising to first floor. Dado rail. Doors to:

<b>Living Room</b>	High ceiling with coving. Pendant light point. Cast iron fireplace with raised ceramic tiled hearth. Painted timber mantelpiece. Built-in dresser units to either side of chimney breast. Further bespoke book/display shelving to either side of the doorway and extending into one corner. Two large windows to front aspect. Dado rail.
<b>Sitting Room</b>	(Dual aspect) Open brick fireplace with raised herringbone brick hearth. Decorative mantelpiece. Pastel colour washed built-in dresser units to either side of the chimney breast. Wide bay window to front aspect. Further window to side aspect. Exposed painted floorboards. High ceiling with coving. Dado rail.
<b>Dining Room</b>	Central glazed double doors onto rear terrace with large high level windows to either side extending to full width of room. Oak effect flooring. Pendant light point. Ceiling coving. Internal door into integral double garage. Wide opening into:
<b>Kitchen</b>	Oak effect flooring. Ceramic Belfast sink unit with mixer tap. Polished granite work surfaces including wide peninsular, painted T&G panel splashbacks. Range of high and low level cupboards and drawers. New wide Belling range/cooker with five zone induction hob, two large ovens, grill and warming area. Glass splashback. Integrated fridge and freezer. Recess and plumbing for dishwasher. High ceiling with coving. Spot lights. Panelled door to rear lobby. Further latch door to deep under stairs storage cupboard with light.
<b>Rear Lobby</b>	Ceiling light point. Oak effect flooring. Half glazed door to rear terrace. Panelled door to:
<b>Cloakroom</b>	White suite comprising of basin with tiled splashback. Low level WC. Dado rail. Ceiling light point. Extractor fan.
<b>Integral Double Garage</b>	(Scope for conversion) Cavity construction. Substantial up and over door opening onto rear terrace with exposed brick piers to either side. Fluorescent strip lighting. Power points. Large window to the side aspect.

## FIRST FLOOR

<b>Long Central Landing</b>	Part with exposed balustrade overlooking stairwell. Painted exposed floorboards. Pendant light points. Window to rear aspect. Large loft hatch. Doors to:
<b>Principal Bedroom Suite</b>	A large light and airy suite and feature of this home with glazed double doors and Juliet balcony enjoying views over the landscaped rear garden to paddock land beyond. Comprehensive built-in storage to the length of the room. Down lighters. Dado rail. Panelled door to: EN SUITE: (Good size and well appointed) Wash stand, central basin with granite surround, mixer tap, cupboard beneath, electric mirror above. Low level WC. Glass door into large glass/metro tiled shower enclosure with overhead and handheld attachments. Metro tiled walls. Window to side aspect. Limed oak effect flooring. Downlighters. Extractor fan.
<b>Bedroom Two</b>	(Large dual aspect double bedroom) Windows to front and side aspect. Cast iron Victorian fireplace with raised hearth. Recess to one side of chimney breast. Double cupboard to opposite side. Central pendant light point. Dado rail.
<b>Bedroom Three</b>	(Double bedroom) Window to front aspect. Pendant light point.
<b>Bedroom Four</b>	(Large single bedroom) Window to front aspect. Pendant light point. Loft hatch.

<b>Family Bathroom</b>	(Large and well appointed) Suite featuring large four claw roll top bath with central mixer tap/handheld shower attachment, metro tile surround. Wash stand with ceramic basin above. Mixer tap. Glass shelf. Wall lights over double cupboard beneath. Low level WC. Traditional style radiator/towel rail. Limed oak effect flooring. Decorative T&G panelling to walls. Spot lights. Window to rear aspect with view toward paddock.
<b>OUTSIDE</b>	Access off village lane. Block paved splayed approach. Brick walling and hedging plants to either side. Twin five bar gates on stone capped brick piers open onto a wide herringbone block paved driveway extending to the front of the house providing plenty of off-road parking. Level lawned areas to either side dotted with a variety of specimen trees and shrubs. Mixture of hedging and walls to the boundaries. Rose, shrub and topiary border with bay tree extending to the side of the entrance porch and Wisteria trained to part of the façade. Electric vehicle charging point. Wide gravelled path and pedestrian gate to side of house leading round to:
<b>Terrace</b>	Substantial sheltered and private paved terrace area ideal for barbeques and entertaining. Slate covered log store. Well screened by hedging and wall with trellis above. Large topiary buxus balls to either side of wide paved steps rising to main garden. To the rear of the terrace there is:
<b>Converted Former Wash House / Utility</b>	(Brick and tile) Step and door to side. Two windows to front aspect. Fully insulated with high vaulted ceiling and Velux skylight to rear aspect. Fully fitted utility/boiler room. Long roll-top work surfaces with a range of high and low level cupboards. Recess and plumbing for washing machine, space beside for dryer. Inset stainless steel sink with mixer tap and drainer. Ceramic tiled flooring. Space for fridge freezers.
<b>Main Garden</b>	Brick paved path with topiary buxus hedging to either side and two archways covered in Wisteria and climbing plants. Level lawned areas to either side. Large lawn runs down right-hand side to back hedge. Ornamental birch tree and surrounding bench. Deep borders and beds with an abundance of shrubs and specimen trees. Large garden shed. Yew hedging divides the main garden and upper garden. The latter has been further divided by buxus hedge into kitchen garden area and landscaped entertaining area.
<b>Entertaining Area</b>	Landscaped with split level decking and terrace. Curved walls. Large circular brick fire pit and dining area. Shrubs.
<b>Summerhouse / Office</b>	Central part glazed doors. Internally insulated with windows on two aspects. Exposed timber floorboards. Decorated and an ideal home office. Fully powered and with WiFi.
<b>Services</b>	Mains water and electricity. Private drainage.
<b>Directions</b>	SP5 1NG
<b>Council Tax Band</b>	F

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

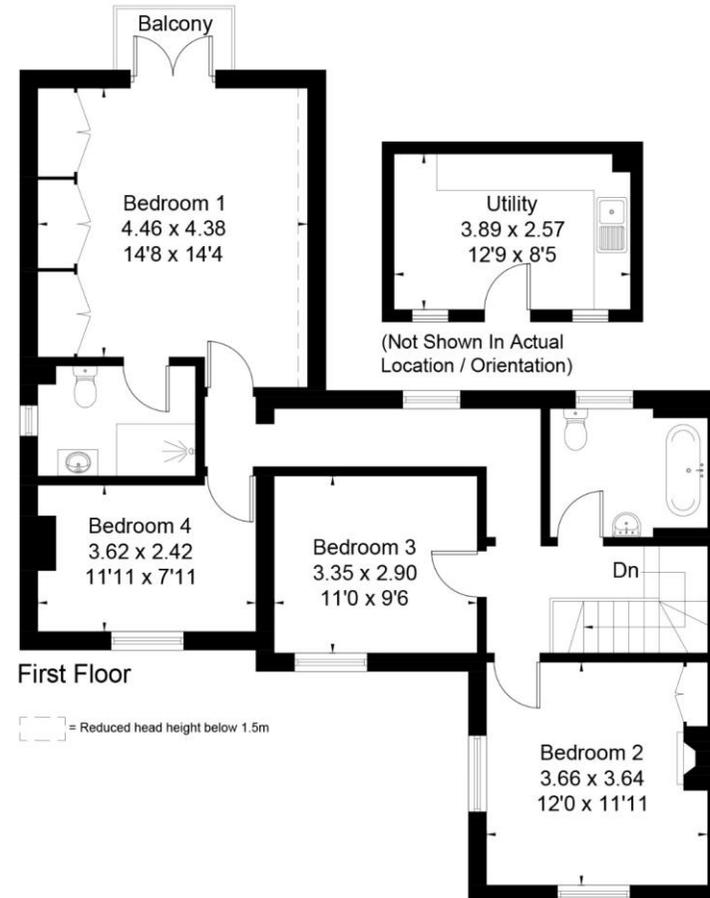
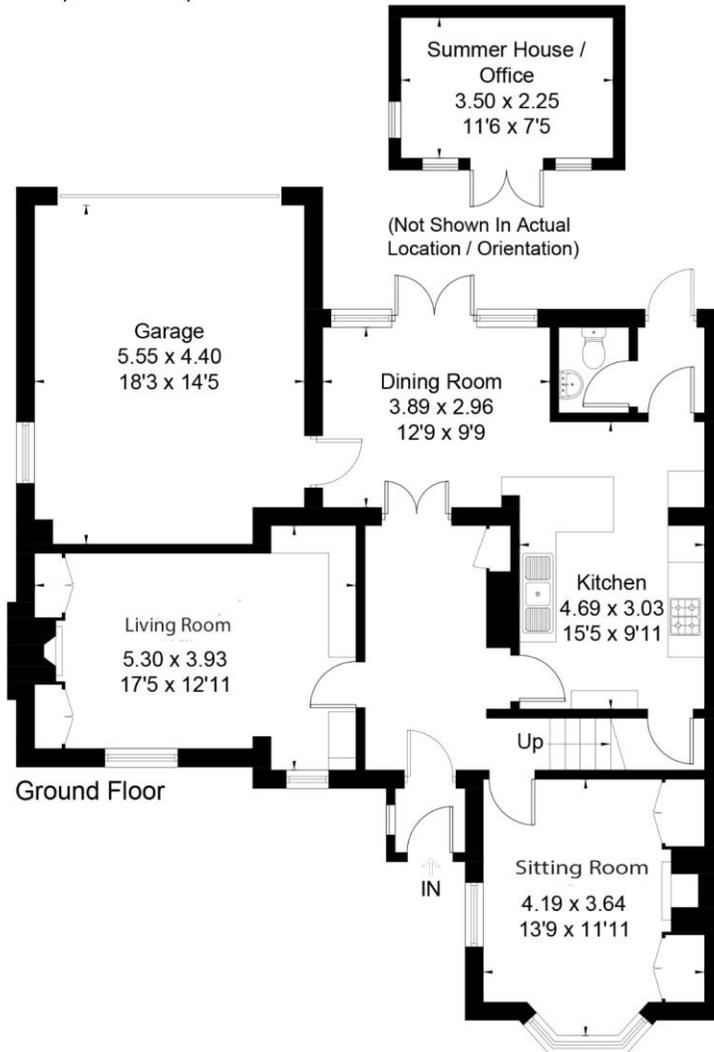
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Approximate Floor Area = 161.0 sq m / 1734 sq ft  
 Garage = 24.0 sq m / 259 sq ft  
 Outbuilding = 10.0 sq m / 107 sq ft  
 Summer House / Office = 7.9 sq m / 86 sq ft  
 Total = 203.0 sq m / 2186 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		56
Not very energy efficient - higher running costs	E	44	
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		

England, Scotland & Wales EU Directive 2002/91/EC