



**SHERWOOD HOUSE, 29 NEWTON TONEY**  
**SALISBURY, WILTSHIRE**

**EVANS & PARTRIDGE**































# SHERWOOD HOUSE, 29 NEWTON TONEY, SALISBURY, WILTSHIRE, SP4 0HF

**A LARGE DETACHED FIVE BEDROOM FAMILY HOUSE WITH DOUBLE GARAGE AND STUDIO ABOVE  
STANDING IN A QUARTER ACRE PLOT TRAVERSED BY THE RIVER BOURNE QUIETLY SITUATED IN THIS HIGHLY SOUGHT AFTER  
VILLAGE SURROUNDED BY BEAUTIFUL COUNTRYSIDE**

## **NO CHAIN**

**RECEPTION HALL, LIVING ROOM, DINING ROOM, GARDEN ROOM, STUDY  
KITCHEN / BREAKFAST ROOM, UTILITY / BOILER ROOM, CLOAKROOM  
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, FOUR FURTHER BEDROOMS, FAMILY BATHROOM  
DOUBLE GARAGE WITH OFFICE / STUDIO ABOVE, PARKING, SOUTH  
SOUTH WESTERLY GARDENS BORDERING THE WINTERBOURNE STREAM**

**OFFERS INVITED AROUND: £785,000 Freehold**

## **DESCRIPTION**

An individual modern detached house constructed of brick, flint and part rendered elevations with brick quoin details beneath a tiled roof. The well-presented and spacious living accommodation is arranged around a large central reception hall, there are four reception rooms, a kitchen/breakfast room and utility with cloakroom. On the first floor there is a particularly large principal bedroom with en suite, four further bedrooms and a family bathroom. The house stands centrally in a long plot with the 'currently flowing' Winterbourne Stream traversing the back of the garden. To the north eastern side of the house there is a large gated driveway with plenty of parking and a useful detached double garage with fully insulated and decorated studio above. The main garden lies to the opposite side benefitting from a south westerly aspect and view towards the adjoining farmland/paddock.

## **LOCATION**

The property is situated in the heart of the village backing onto the River Bourne (a seasonal stream) and is surrounded by countryside in one of the most historical parts of Wiltshire along the Hampshire Gap with excellent walking and cycling and is also close to Stonehenge. The village offers everyday facilities which include a church (dating back to 1179), well-established pub with restaurant (the Malet Arms), primary school (catchment area for Salisbury grammar schools), an active village community with hall, playing fields and bus service to the cathedral city of Salisbury (about 8 miles distant). A main line railway station providing fast services to Waterloo is located in Grateley, approximately five miles away. The A303 is close at hand (approximately three miles) allowing convenient access to London and the West Country. Newton Toney is also home to the RSPB Winterbourne Downs Nature Reserve, a working farm that lies in the heart of Wiltshire's rolling chalk country, where former arable fields

## **ACCOMMODATION**

<b>Entrance Porch</b>	Supported by brick pillar. Quarry tiled base. Overhead light. Part bevel edged glazed panel door leading into:
<b>Reception Hall</b>	Window to front aspect. Turning staircase with half landing and turned style balustrade to side rising to first floor. Pendant light point. Terracotta tiled flooring. Panel doors to formal dining room, study and kitchen/breakfast room.
<b>Formal Dining Room</b>	(Substantial dual aspect reception room) Window to rear aspect overlooking the Winterbourne Stream toward paddock beyond. Further window to front aspect. Wall light points. Open arch into:



<b>Living Room</b>	(Spacious triple aspect reception room) Open fireplace housing a Tortoise Firebox with limestone mantelpiece and timber edged Welsh slate hearth. Windows to front and side aspect. Further window to rear aspect overlooking Winterbourne Stream and farmland beyond. Wall and picture light points. Sliding glazed door with panel to side leading into:
<b>Garden Room</b>	Brick/flint plinths supporting UPVC double glazed elevations beneath a tiled roof. Beautiful views are enjoyed over the main garden and the Winterbourne Stream towards farmland. Terracotta tiled flooring. Glazed double doors onto terrace and garden. Ceiling light point.
<b>Study / Play Room</b>	Window to front aspect. Ceiling light point.
<b>Kitchen / Breakfast Room</b>	(Dual aspect) Twin bowl ceramic sink unit and drainer with mixer tap and filtered drinking water tap. Range of Shaker style high and low level cupboards and drawers with corner display shelving. Roll top work surfaces with ceramic tiled splash back. Integrated Neff oven and grill with integrated Miele microwave above. Additional Miele cooker with four zone ceramic hob and extractor hood above. Integrated Miele dishwasher. Pull out larder cupboard. Ceiling light points. Window to rear aspect overlooking the Winterbourne Stream. Window to side aspect. Panel door into:
<b>Utility / Boiler Room</b>	Miele washing machine with Miele tumble dryer above. Space for two fridge/freezers. Wall cupboards. Roll top work surface. Worcester oil fired boiler. Oak effect flooring. Stable style half glazed door to rear garden. Water softener located in external cabinet by the door. Panel door into cloakroom. Ceiling light point.
<b>Cloakroom</b>	Matching suite comprising a basin and low level WC with oak seat. Part tiled walls. Obscure glazed window to rear aspect with extractor fan. Fuse box. Ceiling light point.
<b><u>FIRST FLOOR</u></b>	
<b>Central Landing</b>	Balustrade continues overlooking stairwell. Pendant light point. Access to loft space via hatch. Panel door to bedrooms, bathroom and cupboard housing lagged hot water cylinder with double immersion, expansion tank and slatted shelving.
<b>Principal Bedroom</b>	HALLWAY: Panel door into en suite. Open arch into: SUBSTANTIAL BED/SITTING ROOM: (Triple aspect) Window to rear aspect with views over the Winterbourne Stream and beyond. Further windows to front and side aspect. Built-in wardrobe cupboards. Two pendant light points. Access into loft via hatch. LARGE EN SUITE BATHROOM: White suite comprising a bath with tiled surround and mixer tap. Wash hand basin set into roll top surround, cupboards and drawers beneath, shelving to end. Low level WC. Sliding door into fully tiled shower enclosure. Cork tiled floor. Part tiled walls. Obscure glazed window to rear aspect. Ceiling light point. Towel radiator.
<b>Bedroom Two</b>	(Dual aspect double bedroom) Windows to front and side aspect. Pendant light point. Built-in wardrobe cupboard.
<b>Bedroom Three</b>	(Double bedroom) Window to front aspect. Sliding doors into wardrobe cupboard. Pendant light point.
<b>Bedroom Four</b>	(Large single bedroom) Window to rear aspect with view over the Winterbourne Stream. Built-in wardrobe cupboard with alcove to side. Further alcove. Pendant light point.



<b>Bedroom Five</b>	(Single bedroom) Window to front aspect. Pendant light point.
<b>Family Bathroom</b>	White suite comprising bath with fully tiled surround, mixer tap and wall mounted shower with folding glass screen. Wash hand basin with mixer tap, glass shelf and mirror above, cupboard and drawers beneath. Low level WC. Oak effect flooring. Part tiled walls. Obscure glazed window to rear aspect. Ceiling down lighters (one with extractor fan). Towel radiator.
<b><u>OUTSIDE</u></b>	
<b>Front</b>	Access off village lane with mature hedging to either side. Timber double gates open onto gravelled driveway, bordering the Winterbourne Stream and overhung by weeping willow tree. Flint edged path leads to entrance porch and through picket gate into main garden.
<b>Double Garage</b>	Constructed of smooth rendered elevations beneath a tiled roof. Twin up and over doors to front with feature clock above. Two substantial bays. Lighting and power points. Turning stairs at rear to landing with door into: OFFICE/STUDIO: Fully insulated and decorated. Two windows overlooking house. Four Velux windows. Lighting and power points. Eaves storage cupboards.
<b>Main Garden</b>	(South westerly facing) Sandstone terrace accessed from the garden room. Shaped lawn bordering the Winterbourne Stream. To the opposite side the boundary is screened by post and wire fencing. Mature silver birch trees. Flint edged shrub borders. The front boundary is well enclosed by hedging. Stepping stone path leads to the rear of the property with further sandstone paved terrace overlooking the Winterbourne Stream.
<b>Services</b>	Mains water, electricity and drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
<b>Directions</b>	SP4 OHF
<b>Council Tax Band</b>	G - Wiltshire

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

**Tel. 01264 810702**

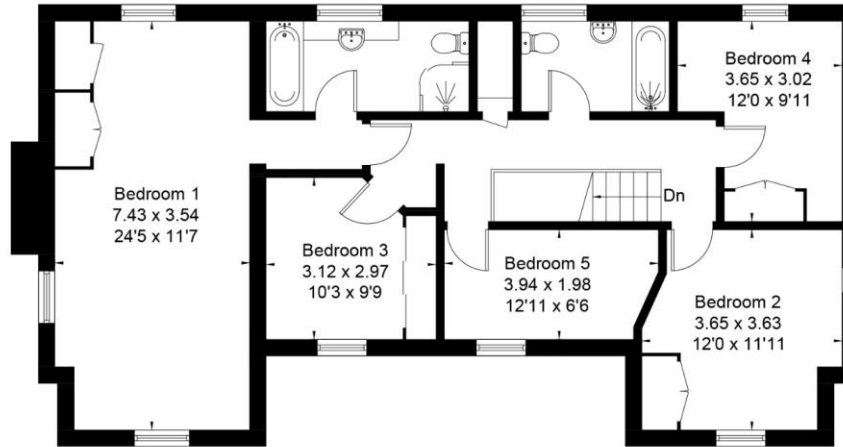
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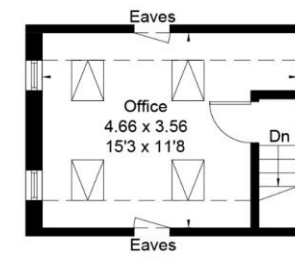


Approximate Area = 201.7 sq m / 2171 sq ft  
 Outbuilding = 44.6 sq m / 480 sq ft  
 Total = 246.3 sq m / 2651 sq ft (Including Garage)  
 Including Limited Use Area (6 sq m / 64 sq ft)

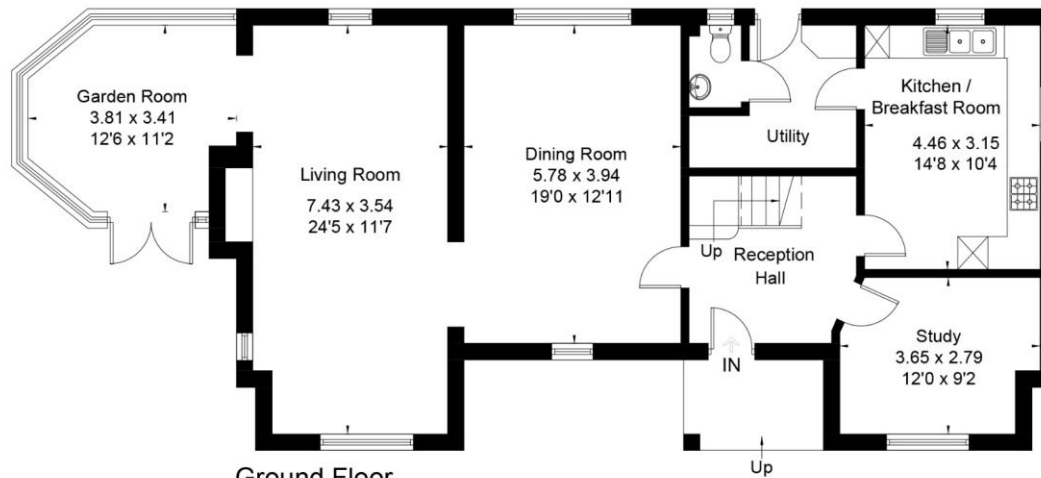


First Floor

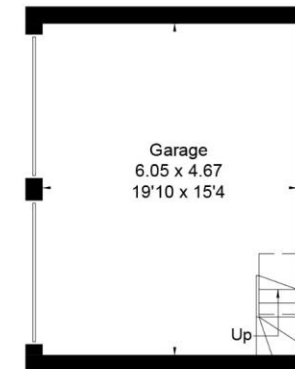
 = Reduced head height below 1.5m



Garage - First Floor



Ground Floor



(Not Shown In Actual Location / Orientation)  
 Garage - Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 312534

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(91-100)	A		
(81-90)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
		60	71
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	