



OAK HOUSE, 2A BEECHFIELD
NEWTON TONEY, SALISBURY

EVANS & PARTRIDGE















OAK HOUSE, 2A BEECHFIELD, NEWTON TONEY, SALISBURY, WILTSHIRE, SP4 0HH

AN INDIVIDUAL DETACHED FOUR DOUBLE BEDROOM FAMILY HOUSE SITUATED AT THE END OF A SHORT TRACK
OVERLOOKING ADJOINING PARKLAND WHILST REMAINING CENTRAL TO THIS BEAUTIFUL QUIET VILLAGE SURROUNDED
BY COUNTRYSIDE

LONG VERANDA, RECEPTION HALL, LIVING ROOM, REAR HALL, MUSIC / PLAYROOM, STUDY
KITCHEN, DINING AREA, UTILITY ROOM, CLOAKROOM
CENTRAL GALLERIED LANDING, PRINCIPAL BEDROOM WITH SHOWER ROOM, THREE FURTHER DOUBLE BEDROOMS,
FAMILY BATHROOM
GARAGE, DRIVEWAY WITH PLENTY OF PARKING, WORKSHOP
VIEWS FROM BACK GARDEN OVERLOOKING ADJOINING COPSE AND COUNTRYSIDE BEYOND

OFFERS INVITED AROUND: £825,000 Freehold

DESCRIPTION

A modern individual detached house built by the present owners in 2007 and constructed with attractive brick elevations and a tiled roof. The property is situated at the end of a private drive serving a handful of properties and borders a small copse and parkland over which it has views especially from the first floor. The well-presented accommodation includes a veranda/porch, reception hall, rear hall with cloakroom, large dual aspect living room with fireplace, music room, small study and an open plan kitchen dining room with adjoining utility/boot room. To the first floor there are four good double bedrooms, a bathroom and a shower room. On the spacious central landing there is room to install a staircase to access a substantial long triple aspect loft room, subject to any required consent. There is a well enclosed garden, plenty of parking and a garage with a separate workshop to one side.

LOCATION

The property is situated in the heart of the village which 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 Tony 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 are being transformed into flower-

ACCOMMODATION

Long Veranda

Supported on exposed posts with inset down lighters and large wisteria trained to the frontage. Slate flooring. Space for seating furniture and logs. Oak door with high level decorative leaded glazed panel leads into:

Reception Hall

Slate flooring. Solid oak turning staircase with balustrade to one side rising to the galleried landing. Pendant light point. Recess beneath staircase for storage. Oak panelled doors to living room and open plan kitchen with separate dining area.

Living Room	(Large dual aspect principal reception room) Imposing central open brick fireplace with raised herringbone brick hearth and rustic oak beam above housing cast iron log burning stove. Glazed door and window to side aspect, each with view towards parkland. Wide glazed double doors with high level windows to either side opening onto the veranda and frontage. Slate flooring throughout. Two pendant light points. Wall lights. Oak panelled door into:
Rear Hall	Pendant light point. Ceramic tiled flooring. Oak panelled doors conceal music/playroom, study, utility and cloakroom.
Music / Playroom	Window to side aspect with views toward parkland. Pendant light point.
Study	Window to rear aspect overlooking the main garden. Pendant light point.
Kitchen	(Open plan with separate dining area) Stainless steel 1½ bowl sink unit with mixer tap and drainer. Polished quartz work surfaces with similar upstand, including peninsular dividing kitchen and dining area. A range of oak fronted low level cupboards and drawers, including a range of deep pan drawers. Rangemaster stainless steel Toledo range comprising two large ovens, separate grill, five ring gas hob, mosaic tiled splashback, stainless steel hood over with extractor fan and light. Integrated dishwasher. Space for tall fridge freezer. Door into deep walk-in larder/pantry with light and tiled floor. Down lighters. Window to side aspect. Half glazed oak door into utility. Access to side of peninsular into:
Dining Area	Featuring wide bay window to the front aspect. Space for pew/window seat to front. Space for dresser and dining table. Pendant light point and wall light points. Ceramic tiled flooring.
Utility Room	(Spacious, also used as boot room). Belfast style twin bowl ceramic sink unit with rustic oak surround, central mixer tap and drainers. Recess and plumbing to one side for washing machine. Further recess housing water softener. Coat hooks. Ceramic tiled flooring. Plant for ground source heating system and hot water storage. Window to rear aspect. Stable style door with high level decorative glazed panel opening to the rear garden. Strip light. Extractor fan.
Cloakroom	White suite comprising wash hand basin with mosaic tiled splashback. WC. Ceramic tiled floor. Obscure glazed window to rear aspect. Pendant light point.

FIRST FLOOR

Central Galleried Landing	(Particularly spacious) Oak balustrades overlooking the stairwell and reception hall. Down lighters and three pendant light points. Oak flooring throughout. Range of cupboards and window to side aspect. Loft hatch with folding ladder provides access to a spacious fully plasterboarded and decorated loft room with windows to either gable end, three large Velux skylights, eaves storage. (This area has tremendous potential to be converted into additional accommodation subject to consent)
Bedroom One	(Dual aspect double bedroom) Large windows to rear and side aspect with views over the surrounding parkland. Oak flooring. Pendant light point. Twin built-in double wardrobe cupboards.
Shower Room	(Adjacent to principal bedroom) White suite comprising pedestal wash hand basin. Corner mirror fronted medical cabinet to side. Strip light/shaver socket over. WC. Curved glass walk-in shower enclosure with mixer shower. Slate tiled floor. Towel radiator. Window to rear aspect with views.

Bedroom Two	(Large dual aspect double bedroom) Windows to front and side aspect overlooking the surrounding parkland and countryside. Pendant light point. Oak flooring.
Bedroom Three	(Double bedroom) Window to front aspect with views toward the Winterbourne. Oak flooring. Pendant light point.
Bedroom Four	(Double bedroom) Window to the front aspect. Pendant light point. Oak flooring.
Family Bathroom	(Spacious) Featuring roll top four claw free-standing bath with central mixer tap/handheld shower attachment. Pedestal wash hand basin with mirror fronted medical cabinet and strip light/shaver socket above. WC. Glass/tiled enclosure with mixer shower. Slate tiled flooring. Window to rear aspect. Towel radiator. Down lighters.
<u>OUTSIDE</u>	
Front	The property is set back from the lane off a track. Five bar gate opens into a spacious gravel driveway providing plenty of parking. Surrounding herbaceous borders full of flowers, shrubs and specimen trees. Access to the front of the house and veranda. Views over parkland. Further gravelled approach to one side of the house with log store and hedging plants to the boundary leads round to the garage and workshop.
Garage	Double doors to front. Light and power connected.
Workshop	(Potential to convert into home office/games room) Door to driveway, separate door to rear garden. Light and power connected.
Rear Garden	Porch outside door to utility. Patio with low retaining walls and steps under arch to gently sloping lawn. Post and wire boundary fencing to the rear overlooking adjoining copse area with countryside beyond.
Services	Mains water, electricity and drainage. Ground source heat pump serving underfloor heating and hot water. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP4 OHH
Council Tax Band	F - Wiltshire

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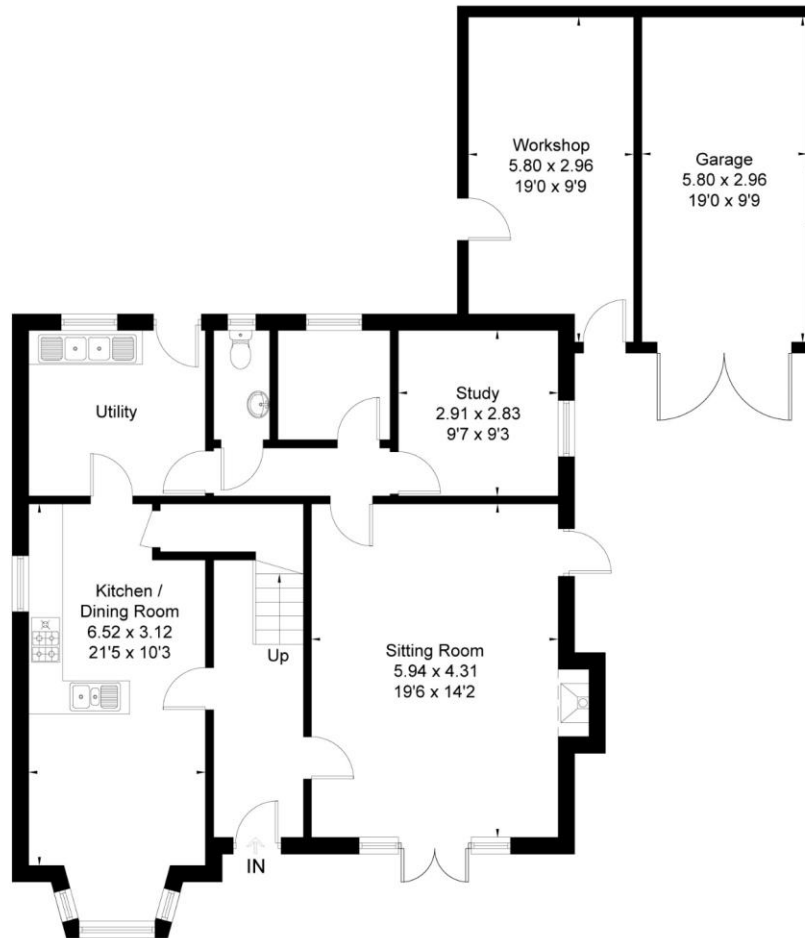
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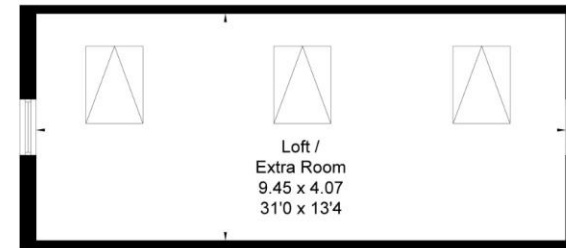
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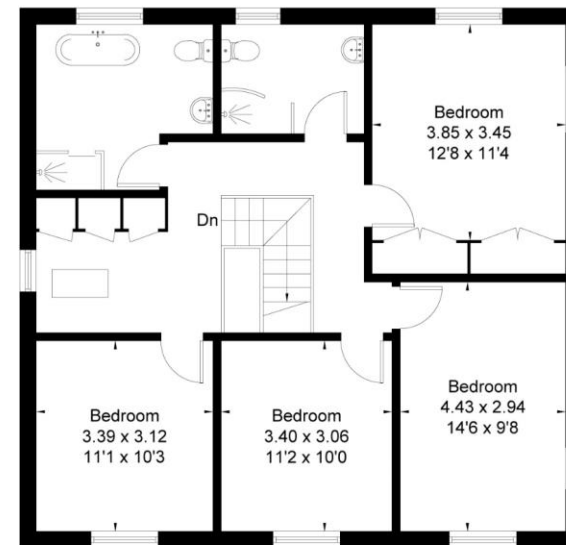
Approximate Floor Area = 213.6 sq m / 2299 sq ft
 Garage = 17.1 sq m / 184 sq ft
 Workshop = 16.2 sq m / 174 sq ft
 Total = 246.9 sq m / 2657 sq ft



Ground Floor



Second Floor



First Floor



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 #65797

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (85+) A (81-84) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	