



THRUXTON FARMHOUSE, CHOLDERTON
SALISBURY

EVANS & PARTRIDGE















THRUXTON FARMHOUSE, CHOLDERTON, SALISBURY, SP4 0EF

A SUBSTANTIAL AND UNIQUE FIVE DOUBLE BEDROOM FAMILY HOUSE IN A RURAL SETTING WITH APPROACHING 5.5 ACRES, INCLUDING PADDOCKS, MEADOW AND A SOUTHERLY FACING FORMAL GARDEN AREA, TOGETHER WITH A LARGE BLOCK OF STABLES.

**RECEPTION HALL, DRAWING ROOM, DINING ROOM, STUDY, GARDEN ROOM
KITCHEN / BREAKFAST ROOM WITH ADJOINING FAMILY AREA, UTILITY / BOOT ROOM, TWO CLOAKROOMS, BOILER ROOM
PRINCIPAL BEDROOM WITH EN SUITE BATHROOM, BEDROOM SUITE TWO WITH EN SUITE SHOWER, THREE FURTHER
DOUBLE BEDROOMS, FAMILY BATHROOM
GARDEN AND GROUNDS EXPANDING TO 5.4 ACRES OVER 3 ACRES OF PADDOCK, BLOCK OF EIGHT STABLES
MEADOW AREA WITH COPSE, SOUTH FACING FORMAL GARDEN**

OFFERS INVITED AROUND: £1,250,000 Freehold

DESCRIPTION

Formerly part of the Cholderton Estate. A period flint and stone mullion window house that has been substantially extended over the years with impressive and versatile accommodation extending to just over 4,500 sq ft. The property enjoys a rural setting set well back from the road, with a long gravel driveway, extensive parking and a large double garage. There is also an interesting block of eight tall Victorian stables originally installed for breeding large Cleveland Shire horses. In total the property has grounds extending to approximately 5.4 acres. There is a well-stocked southerly facing formal garden area to the front of the house. The remaining land is a mixture of fenced paddocks, meadow and a band of woodland screening the road.

LOCATION

The property is situated on the outskirts of Cholderton, which has a public house, church and village hall. The neighbouring village of Grateley offers a Post Office/shop, primary school, public house, church and a mainline railway station providing fast services to Waterloo. Andover, about ten miles away, offers a comprehensive range of shopping, educational and leisure facilities, and a further mainline railway station. The cathedral cities of Salisbury and Winchester are within fifteen and twenty five minutes drive respectively, and the A303 is close at hand allowing convenient access to London and the West Country.

ACCOMMODATION

Entrance	Lantern style wall lights to either side of large arched hardwood door leading into:
Central Reception Hall	Exposed pillar to side of wide gentle staircase rising to a half landing where it splits to the first floor accommodation. Wall light points. Window to rear aspect. Door to substantial understairs storage cupboard. Further panelled door to passage leading to garaging. Half glazed double doors to drawing room. Further similar half glazed double doors to open plan kitchen/breakfast room with adjoining family area.
Drawing Room	(Substantial square reception room) Central open fireplace housing steel log burning stove with raised granite hearth, granite surround and timber mantelpiece. Two wide picture windows to the front aspect overlooking main formal garden, one with central glazed doors to terrace, all with Wisteria hanging over. Small window to side aspect. Wall light points.
Inner Hall	Links dining room, study, kitchen/breakfast room with adjoining living area, cloakroom one and boiler room.

Dining Room	(Large reception room) Centring on wide brick open fireplace housing Stratford range with moulded stone mantelpiece and hearth. Wide stone mullion picture window overlooking the main garden. Quarry tiled flooring. Plate shelf. Central ceiling light point. Large latch door to inner hall.
Study	Cast iron Victorian fireplace (not in use). Stone mullion window to front aspect overlooking main garden. Further internal stone mullion window overlooking kitchen area. Pendant light point.
Side Hall	Connecting dining room, garden room and door with steps down into:
Large Utility / Boot Room	This has quarry tiled flooring, stone frame window to side aspect. High ceiling with loft hatch and pendant light point. Arched half glazed door with high level windows on either side into:
Garden Room	One solid wall. Other elevations are double glazed standing on brick plinths beneath a hipped vaulted glass roof. Doors onto the main terrace and garden. Wall light points.
Kitchen / Breakfast Room	(With adjoining family area) KITCHEN: Central granite topped island with inset 1½ bowl sink unit, drainer and mixer tap, a range of cupboards and drawers beneath. Recess and plumbing for dishwasher. Further split level polished granite work surfaces. Inset ceramic four ring hob with decorative hood above housing extractor fan and light. High and low level cupboards and drawers. Low level double oven and grill. Recess for day fridge. Open fronted shelving. BREAKFAST AREA: Space for breakfast table. Karndean flooring. Substantial glazed area with central double doors opening onto the terrace and main garden. Wide opening into: FAMILY AREA: (Carpeted) Space for seating furniture and dresser. Two high windows to rear aspect. Ceiling light points.
Utility / Boot Room	Long L-shaped roll top work surfaces, tiled splashback. Stainless steel sink with drainer and a range of cupboards beneath. Recess and plumbing for washing machine with space beside for dryer. Space for chest freezer. High ceiling. High stone mullion window to side aspect. Arched hardwood door to rear garden. Coat hooks. Steps up to door into:
Cloakroom Two	Matching suite, pedestal wash hand basin with tiled splashback. Low level WC. Tiled floor. Window to rear aspect. Pendant light point.
Cloakroom One	White suite comprising wall mounted wash hand basin. Low level WC. Obscure glazed window to side aspect. Tiled floor. Loft hatch. Pendant light point.
Boiler Room	Ideal for drying. Worcester oil fired boiler. Quarry tiled flooring. Window to rear aspect.
Passageway	Pendant light points. Painted stone and concrete floor. Panelled door at one end opens into:
Double Garage / Workshop	(Substantial) Two sets of barn style doors to the front. Light and power connected. Raised area with concealed staircase down to cellar (currently not in use).

FIRST FLOOR

Landing One	(Long) Skeiling ceiling. Dormer windows to rear aspect. Cupboard housing lagged copper cylinder with fitted immersion and slatted shelving. Doors to principal bedroom suite and all other bedrooms except bedroom suite two.
Principal Bedroom	(Substantial double bedroom) Picture window to front aspect overlooking the main landscaped garden towards farmland beyond. Wall light points. Sliding doors conceal large wardrobe. Panelled door into:
En Suite Bathroom	(Well-proportioned) White suite comprising panelled bath with tile surround. Wash hand basin with cupboards and drawers beneath. Mixer tap, mirror and shaver socket above. Low level WC. Generous curved glass fronted shower enclosure with Aqualisa mixer shower. Karndean flooring. Picture window to front aspect with attractive views. Down lighters. Extractor fan. Chrome towel radiator.

Landing Two	Velux sky light. Panelled door into:
Bedroom Suite Two	(Substantial double bed/sitting room) Chimney breast with mirror front. Two large Velux windows to the front aspect. Spot lights. Loft hatch. Double wardrobe. Panelled door to:
En Suite Shower Room	White suite comprising pedestal wash hand basin with glass sill and mirror above. Low level WC. Quadrant curved glass fronted tiled shower enclosure with mixer shower. Porcelain tiled flooring. Chrome towel radiator. Down lighters. Extractor fan.
Bedroom Three	(Large double bedroom) Picture window to the front aspect. Deep alcove. Sliding doors conceal double wardrobe. Wall light points.
Bedroom Four	(Large double bedroom) Wide stone mullion window to side aspect. Spot lights. Rubbed brick fireplace (not in use). Recesses to either side of chimney breast.
Bedroom Five	(Large double bedroom) Stone mullion window to front aspect with far-reaching views toward farmland and countryside. Wardrobe. Ceiling light point.
Family Bathroom	White suite comprising panelled bath, tiled splashback, mixer tap/handheld shower attachment to one end. Wall mounted mixer shower and shower curtain rail. Low cupboard. Low level WC. Pedestal wash hand basin. Stone window to rear aspect. Loft hatch. Ceiling light point. Glass sill with mirror and strip light/shaver socket above.
<u>OUTSIDE</u>	
Driveway	Access off lane onto long gravelled tree and flower lined driveway. Access to land and stables. Gravelled roundabout and extensive parking with large central circular lawn surrounding shrub, topiary and specimen tree borders.
Main Formal Garden	(Extending to the front of the house with the benefit of a southerly aspect) Generous crazy paved terrace area extends to the front, ideal for barbecues and entertaining. Shrub and rockery borders. Ornamental cherry tree, well-stocked herbaceous border. Level lawn surrounded by interesting borders, wild flowers and a variety of trees enclosed by hedging and fencing. Path and gate leads round to:
Rear Garden	Smaller laid to lawn with a variety of small trees and shrubs enclosed by fencing. Raised oil tank. Hedging to the boundaries.
Land and Stables	Attractive detached block of eight large stables. Just over 3 acres of fenced paddocks. To the west of the paddocks there is an area of meadow with a band of woodland along the boundary screening the road. This amounts to about 1.6 acres.
Services	Mains electricity. Private water supply. Shared private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	IMPORTANT TO FOLLOW SAT-NAV WRONG - Find the Gray House Manor Hotel roundabout SP4 0EG, take the B3084 toward Grateley and The Wallops, take the first right B3084, Grateley and The Wallops and then take the first track on the left to the property.
Council Tax Band	G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

1. These particulars are set out as a general outline only for the guidance of intending purchasers and do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Evans & Partridge or the vendors or lessors.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Evans & Partridge has any authority to make or give any representation or warranty whatever in relation to this property.

**Evans & Partridge is the trading name for Armstrong Partridge Limited (Company number 1043726)
Registered in England at Agriculture House, High Street, Stockbridge SO20 6HF**

Approximate Floor Area = 426.0 sq m / 4585 sq ft (Including Garage)
Stables = 156.8 sq m / 1688 sq ft
Total = 582.8 sq m / 6273 sq ft



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 #70243

