



BARTON MEAD, WINTERBOURNE EARLS
SALISBURY, WILTSHIRE

EVANS & PARTRIDGE











BARTON MEAD, TANNERS LANE, WINTERBOURNE EARLS, SALISBURY SP4 6HD

**AN ATTRACTIVE AND SPACIOUS DETACHED FOUR BEDROOM FAMILY HOUSE WITH WELL APPOINTED ACCOMMODATION,
A DOUBLE GARAGE AND ATTRACTIVE WELL ENCLOSED GARDENS IN A TUCKED AWAY SETTING OFF A NO-THROUGH
LANE ON THE EDGE OF THE VILLAGE WITH EXTENSIVE COUNTRY WALKS**

**ATTRACTIVE BRICK AND FLINT ELEVATIONS
DOUBLE GARAGE WITH AMPLE PARKING
WELL ENCLOSED LANDSCAPED GARDENS
LIVING ROOM WITH FIREPLACE
FITTED STUDY/LIBRARY/PLAYROOM.
BEAUTIFUL OPEN PLAN KITCHEN/BREAKFAST ROOM, ADJOINING GARDEN ROOM.
FOUR BEDROOMS ONE WITH EN SUITE
SET BACK FROM THE ROAD IN A TUCKED AWAY POSITION**

OFFERS INVITED AROUND: £750,000 Freehold

DESCRIPTION

A beautifully presented modern detached family home with an attractive brick and flint façade, set in a peaceful position off a no-through country lane leading to the River Bourne, with scenic footpaths and access to Figsbury Ring nearby. The spacious interior includes a welcoming reception hall with cloakroom, a generous living room with fireplace, a professionally installed study/library which could be suitable as a playroom and a high-quality kitchen/breakfast room opening into a stunning vaulted garden room with dual-aspect folding doors, ideal for entertaining. There is also a useful utility room, four good-sized bedrooms (one with en suite), a family bathroom and a large detached double garage, all set within an attractive countryside setting.

LOCATION

Winterbourne Earls is one of three neighbouring villages—along with Winterbourne Dauntsey and Winterbourne Gunner—set along the Bourne Valley, with the River Bourne running through. The villages share a strong local community and amenities including a church, a well-regarded primary school, a pub/restaurant, and a cricket pitch. Everyday essentials can be found at nearby general stores in Porton and Bishopdown with a travelling Post Office twice a week in the Winterbournes and a regular bus service into Salisbury. The Cathedral City of Salisbury offers a wide range of shops, services, and leisure facilities, and is well connected by road and rail, including a direct mainline service to London Waterloo and Exeter.

ACCOMMODATION

Approach	Path leads to a wide tiled porch supported by exposed gallows brackets, wall light. Part obscure glazed front door, flanked by full-height obscure glazed panels, opens into:
Entrance Hall	Coir mat flooring, space for coats and boots, pendant light point. Glazed door with full height glazed side panels leads into:
Reception Hall	Engineered oak flooring, staircase with balustrade rising to a high half landing and first floor. Pendant light point and glazed doors opening into the living room, study/playroom and kitchen/breakfast room. Further panel door opens into:

Cloakroom	Wash hand basin with side mixer tap, tiled splashback and cupboard beneath, low-level WC. Limed oak-effect flooring, obscure glazed window to the side, ceiling light, and an extractor.
Living Room	Dual aspect reception room centering on an open Jetmaster fireplace with an attractive moulded limestone surround and raised hearth. Wide picture window overlooks the front garden, with an additional window to the side. Detailed ceiling covering and two pendant light points. Glazed double doors open into the kitchen/breakfast room with an adjoining garden/dining room.
Study / Playroom	Professionally fitted and well appointed, the room includes a long oak topped corner curved desk with shelving and deep filing drawers beneath, full wall of book and display shelving opposite high-level cupboards (one concealing the fuse box) with central deep oak shelving. A picture window overlooks the front aspect. Pendant light point.
Kitchen / Breakfast Room	A well appointed room featuring an extensive fitted kitchen, wide opening into the adjoining garden room and dining area. Deep sink with mixer tap and quartz drainer, polished quartz worksurfaces with matching upstands and a comprehensive range of framed pastel colour washed cupboards and drawers; including glazed china display cabinets and a high-level plate rack. The Rangemaster includes two large ovens, a separate grill and warming area, five-ring gas hob and steel griddle, with extractor fan and light above. A wide fitted alcove houses a double-fronted housekeeper's cupboard/larder, integrated large fridge and freezer and further deep cupboards. An integrated dishwasher is also included. Oval quartz-topped island with curved storage beneath and a breakfast bar to one side. The kitchen features detailed ceiling moulding, LED downlighters, engineered oak flooring throughout, and a picture window overlooking the rear garden. A panel door leads into the utility room and a wide opening connects with the:
Garden / Dining Room	This impressive space has a vaulted ceiling with large glazed side panels and high apex glazing to the rear aspect. Aluminium framed folding glazed doors with integral blinds open onto the rear and side of the room, creating a seamless transition between indoor and outdoor living. Oak flooring continues.
Utility Room	Fitted with roll-top work surfaces, stainless steel sink with mixer tap and drainer, tiled splashbacks, high and low-level cupboards and drawers. Recess with plumbing for a washing machine, space for a dryer and a traditional Sheila Maid drying rack. Oak flooring, window overlooking the rear garden, half-glazed door to outside and a ceiling light point. There is also access to a low understairs storage cupboard.

FIRST FLOOR

Landing	A spacious central landing with balustrade overlooking the stairwell and a window to the side aspect. Two pendant light points and a loft hatch, double doors to a deep airing cupboards, one housing the hot water cylinder. Panel doors open to the bedrooms and bathroom.
Principal Bedroom	A generous square double bedroom with a wide picture window to the front aspect, central pendant light point with decorative rose and twin built-in double wardrobes. A panel door leads to:
En Suite Shower Room	Well appointed with a roll-top sill and inset ceramic basin, fully tiled splashback, shaving mirror and shaver socket. Below is a double cupboard, to the side is a low-level WC with concealed cistern. A large curved glass and tiled shower enclosure includes a mixer shower. Chrome towel radiator, lime oak-effect flooring, Velux window, LED downlighters and extractor fan.

Bedroom Two	A spacious double room with window to the rear aspect, twin built-in double wardrobes and cupboards. Pendant light point.
Bedroom Three	A double bedroom with window overlooking the landscaped rear garden. Pendant light.
Bedroom Four	Double bedroom with window to the front with attractive views toward a paddock. Central pendant light point.
Family Bathroom	Comprising a panelled bath with fully tiled surround, glass shower screen, mixer tap with hand-held shower attachment at one end and overhead mixer shower at the other. A long stone-effect roll-top sill houses an inset basin, with electric mirror and shaver socket above and cupboards beneath. There is a low-level WC with concealed cistern, skylight, and ceiling light point.

OUTSIDE

Front	Access is via a tarmac and gravel driveway through a five-bar gate, which is initially a shared access with a neighbouring property. The drive then sweeps to the front of the house and leads to the double garage, providing plenty of parking. The front garden features a level lawn with well-stocked herbaceous borders including roses and lavender. Brick capped wall to one side planted with soft fruit bushes and rhubarb and an attractive brick and flint panel wall forming the front boundary.
Double Garage	Built with brick and flint elevations beneath a tall tiled roof, the garage has twin up-and-over doors flanking a central brick pier. A personnel door is located to the side, with light and power connected.
Rear Garden	Beautifully enclosed to the side and rear by a tall brick capped rendered wall; further boundaries enclosed by close board fencing and mature hedging. A herringbone block paved terrace adjoins a level central lawn with well stocked surrounding borders and specimen trees. There is also an aluminium framed greenhouse with raised vegetable beds to one side.
Services	Mains water and drainage, gas central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
Directions	SP4 6HD Tanners Lane
Council Tax Band	Wiltshire Council - Band F

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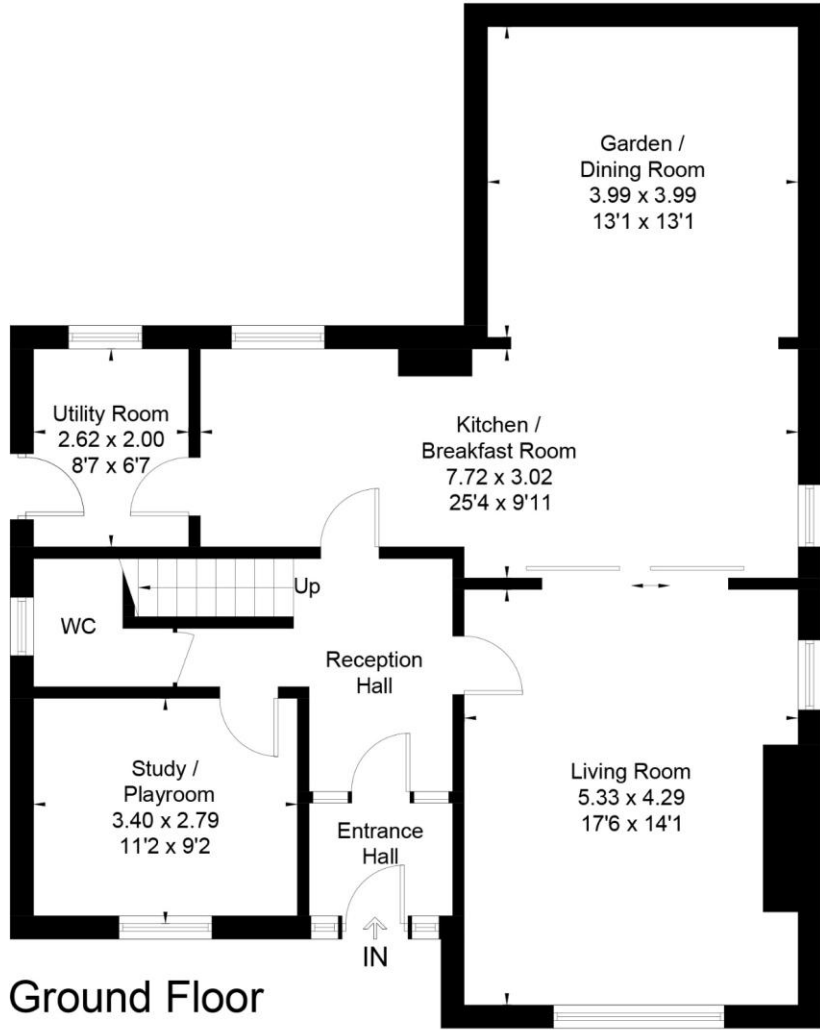
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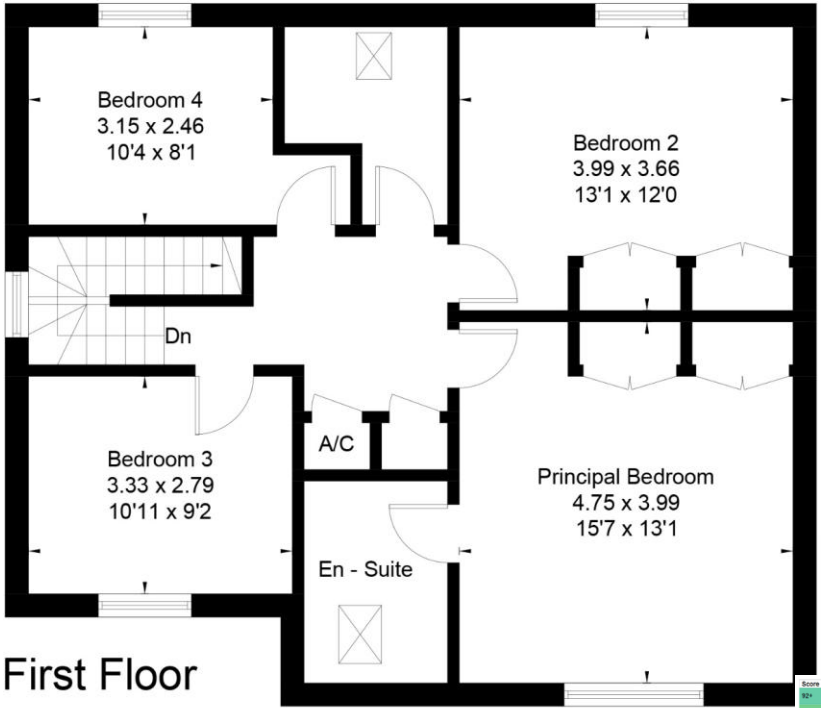
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Approximate Floor Area = 172.7 sq m / 1859 sq ft



Ground Floor



First Floor



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