



EVANS & PARTRIDGE

COOPERS FARM
Nr Winterslow















COOPERS FARM, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1QP

A BEAUTIFULLY MODERNISED AND LIGHT-FILLED FAMILY HOME WITH EXTENSIVE OUTBUILDINGS, HIGH QUALITY 8 CAR GARAGING, STABLES AND STUDIOS ALL SET WITHIN APPROACHING 8 ACRES OF GROUNDS IN A PEACEFUL ELEVATED POSITION ENJOYING UNINTERRUPTED FAR-REACHING VIEWS

**APPROACHING 8 ACRES - INCLUDING 6.4 ACRES OF PADDOCK
WELL PRESENTED TASTEFULLY MODERNISED FAMILY HOUSE
PRIVACY AND PEACE WITH OPEN RURAL VIEWS
RANGE OF OUTBUILDING INCLUDING HIGH QUALITY GARAGING AND STUDIOS
ATTRACTIVELY LANDSCAPED GARDENS
EXTENSIVE WALKING AND OUTRIDING**

OFFERS INVITED AROUND: £2,000,000 Freehold

DESCRIPTION

A well appointed and beautifully presented detached Victorian Farmhouse, featuring substantial sash windows throughout that maximise the far-reaching views over the surrounding farmland, countryside and towards Bentley Woods, set in a secluded and peaceful location. The property offers well proportioned rooms designed for practical family living, an extensive and versatile range of outbuildings including high quality garaging for 8 cars, stables, studios/annexes. landscaped southerly facing gardens, grazing and stabling with direct outriding into Bentley Wood and the Clarendon Way, with easy access to Salisbury schools, Farleigh School and a mainline station, making it an ideal home for both family life, equestrian pursuits and car enthusiasts.

LOCATION

The property occupies a wonderfully secluded and rural position on the edge of the village, with direct access to an extensive network of countryside walks and bridleways (Bentley Wood - Clarendon Way). The nearby village of Middle Winterslow provides a good range of everyday amenities, including a shop, post office, church, village hall, local pub and doctor's surgery. For commuters, Grateley station is around seven miles away, offering a direct service to London Waterloo in approximately one hour and fourteen minutes, while the A30 and A303 ensure excellent road links to London and the South West. The area is well served by an excellent choice of schools, including Winterslow C of E Primary School, Salisbury Cathedral School, Farleigh, Dauntsey's, Chafyn Grove, Godolphin and South Wilts Grammar School.

ACCOMMODATION

Entrance	Decorative leaded porch with step beneath rising to panel/part-glazed door into:
Reception Hall	Incorporating a long hallway with decorative panelling to one side and wall lights. Fired Earth tiled flooring throughout. Staircase with exposed balustrade to one side rising to first floor, deep recess beneath. Coat hooks with room for bench beneath. Part glazed door at one end opens to:
Back Hall	Fired Earth flooring continues. Part obscure glazed door with high-level windows to either side opens to rear entrance. Arch and short internal hallway with glazed door leading to the garden and doors to study and cloakroom.
Cloakroom	Marble topped washstand with integral basin, mixer tap, double cupboard beneath, tiled splashback. High-level WC. Fired Earth ceramic tile flooring. Traditional radiator/towel rail. Window overlooking garden.

Drawing Room	A substantial dual aspect principal reception room featuring wide bay picture window, enjoying views over the gardens, grounds, part of Bentley Woods and countryside beyond. Open central fireplace housing log burning stove with marble and granite surround. Further large sash window to side aspect. Wall lights. Part glazed double doors into:
Garden Room	Hardwood frame, double-glazed windows to all sides, affording views over the gardens and grounds. High ceiling with two pendant light points. Terracotta tiled flooring. Glazed double doors at one end open onto the terrace and garden.
Kitchen/Breakfast Room	Large fully fitted Neptune kitchen with polished quartz work surfaces and Fired Earth tiling. A comprehensive range of high and low level cupboards and drawers. Pull out chopping boards and trays. Recess for two full height fridge/freezers with cupboards to either side. Substantial central quartz topped island with breakfast bar to one side. Belfast style sink unit with mixer tap and drainer. Three pendant light points above. Integrated Smeg dishwasher, recycling area and cupboards beneath. Wide bay picture window to side aspect with far-reaching views, deep quartz sill to front with cupboards beneath. Fired Earth flooring with underfloor heating.
Dining Area	Large dual aspect space ideal for entertaining and family living, featuring a wide bay picture window to front aspect with views over gardens and grounds, further window to side aspect. Fired Earth flooring with underfloor heating continues. Space for large dining table and dresser. Wall lights.
Inner Hall	Connects the kitchen, walk-in larder and utility, with a door to outside where there is a long porch and access to a boiler room (with coat hooks and storage). Fired Earth flooring. Window to side aspect.
Walk-In Larder	Fired Earth flooring and comprehensive shelving to one wall. High cupboard concealing meters and fuse boxes.
Utility	Large and comprehensively fitted with a range of Neptune high and low level cupboards and drawers, incorporating full height cupboards, one with recess for washing machine and space for dryer over. Long polished quartz work surfaces. Stainless steel twin bowl sink unit with drainer and mixer tap. High level cookbook shelving. Windows onto two aspects.
Study	Dual aspect with central pendant light point, an ideally situated home office, well separated from the living areas.
<u>First Floor</u>	
Landing	Central landing partially divided by arch with large window to front aspect, affording glorious views. Wall lights. Loft hatch. Double cupboard concealing pressurised hot water cylinder and further deep wardrobe. Balustrade. Panel doors to:
Principal Bedroom	Dual aspect sash windows provide stunning far reaching country views. Built-in shelved cupboard and glazed door into:
En Suite Shower Room	Wash hand basin with double cupboard beneath, quartz sill to one side and large mirror above. Low-level WC with concealed system. Sliding glass door into large metro tiled shower enclosure with overhead and handheld shower attachments. Bottle recess. Tiled floor. Chrome towel radiator.
Bedroom Two	Separate internal hallway with panel door to en suite, further opening at end into dual aspect double bedroom with built-in double wardrobes and storage above.
En Suite	Quartz topped washstand with mixer tap and deep drawers beneath. Low-level WC. Large tiled alcove/wet area with overhead and handheld shower attachments. Fired Earth tile flooring. Large sash window to side aspect overlooking countryside. Chrome towel radiator.
Bedroom Three	A large dual aspect double bedroom with windows to front aspect providing far reaching views. Comprehensive range of wardrobes along one wall with further cupboards above. Wall light points.
Bedroom Four	Dual aspect double bedroom with large window to side aspect overlooking part of the garden, further smaller high level window to rear aspect. Range of built-in full height wardrobes with further cupboards above.

Family Bathroom	Fired Earth tiled flooring and metro tiling. Neptune marble topped washstand with central mixer tap and storage beneath. Wall lights above. Low-level WC. Chrome towel radiator. Bath with mixer tap and handheld attachment to one end. Large corner shower with overhead and handheld attachments. Window to rear aspect.
Gardens	Large, beautifully landscaped gardens wrap around the south and western sides of the house. Lavender borders the path to front entrance. Terrace beside garden room with curved brick screen wall and hydrangeas. Large lawn areas interspersed with shrubs and ornamental trees. Large ornamental pond with central fountain. Part walled rose garden, eight stone edged raised rose beds divided by brick paved paths, long herbaceous border and surrounding fruit trees.
Driveways and Land	Approximately 6.4 acres of paddock, dissected by a long tree lined gravel drive with electric oak double gates to south western approach via The Causeway. Well fenced and reasonably level pasture with country views beyond. There is also gated access to north east, via a private road off Mill Lane, to a hard standing to the rear of the property and double garage incorporating a gym and wine cellar.
<u>Outbuildings</u>	
Double Garage/Gym/Cellar	Brick under slate, double garage off the back drive with electric door used as games room/gym, with an adjoining office with central hatch concealing a purpose built spiral wine cellar beneath.
Garden Studio	A large and high quality recently converted outbuilding with weatherboarded elevations beneath a pitched roof. Glazed door into main room with high ceiling, exposed beams, slate flooring with underfloor heating, window to side aspect. Large dual aspect room to one side with slate flooring with underfloor heating, LED downlighters. Kitchenette with oak block work surface and ceramic sink. Door to shower room: Wash hand basin, WC and walk-in shower with bottle recess. Ceramic tile flooring, large mirror, chrome towel radiator, extractor fan
Six Car Garage	Modern high quality structure with brick and block elevations, weatherboard finish and slate roof. Light and power connected. Two substantial remote operated roller doors to front, personal door to side.
Stables	Timber-clad and framed elevations beneath steel pitched roof. Four good sized loose boxes with light and power connected.
Services	Mains water and drainage, oil central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax	Wiltshire Council Tax Band G
Directions	SP5 1QP - approach via The Causeway

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

Tel. 01264 810702

www.evansandpartridge.co.uk

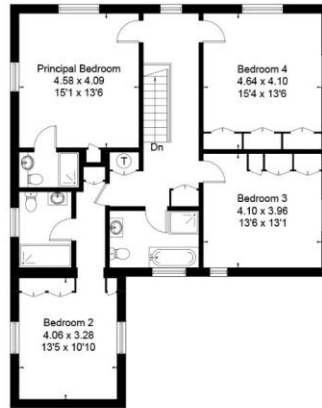
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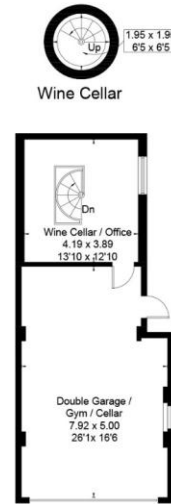
Approximate Floor Area = 285.27 sq m / 3071 sq ft
 Garage = 89.59 sq m / 964 sq ft
 Family Room / Annexe = 54.31 sq m / 585 sq ft
 Wine Cellar = 2.99 sq m / 32 sq ft
 Annexe / Party Barn = 63.01 sq m / 678 sq ft
 Stable = 54.49 sq m / 587 sq ft
 Total = 549.66 sq m / 5917 sq ft



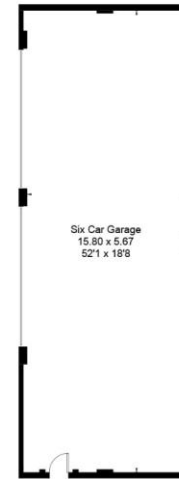
Ground Floor



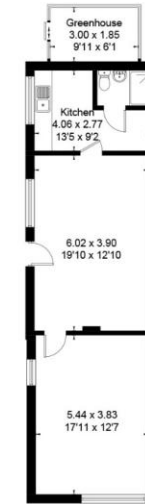
First Floor



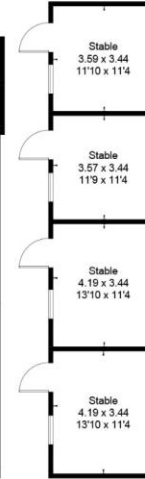
Family Room / Annexe
 (Not Shown In Actual Location / Orientation)



Garage
 (Not Shown In Actual Location / Orientation)



Garden Studio
 (Not Shown In Actual Location / Orientation)



Stables
 (Not Shown In Actual Location / Orientation)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		37	D
		36	F