



HOPE COTTAGE, LIVERY ROAD
WINTERSLOW

EVANS & PARTRIDGE

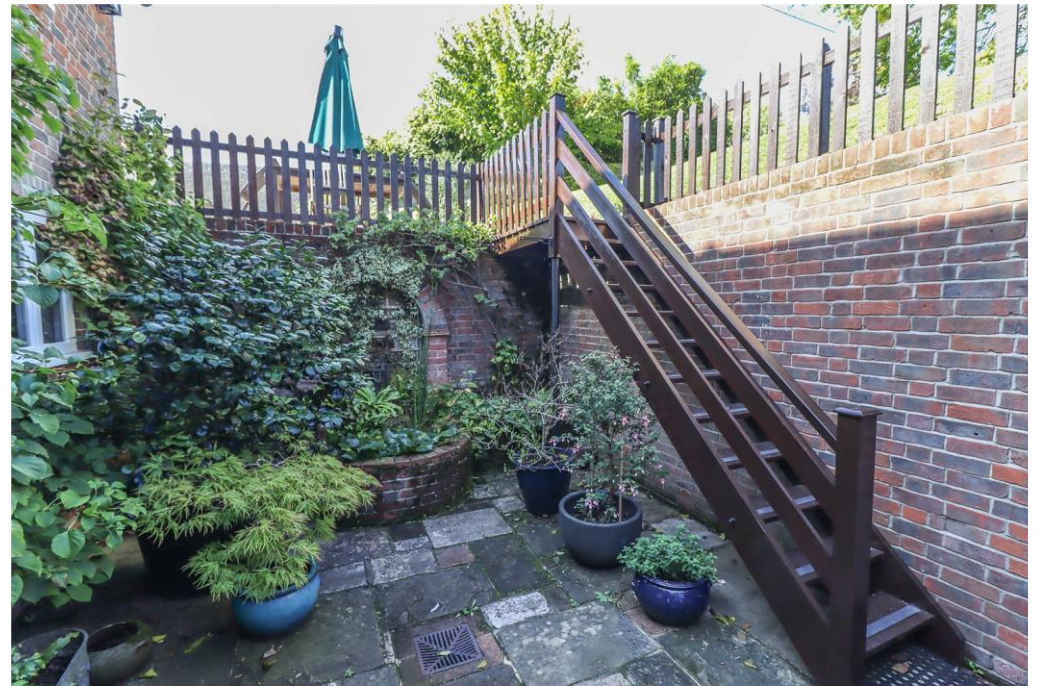














HOPE COTTAGE, LIVERY ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1RF

AN ATTRACTIVE CHARACTERFUL DETACHED PERIOD HOME WITH GENEROUSLY PROPORTIONED ACCOMMODATION SET
ON NEARLY A QUARTER ACRE PLOT WITH A MATURE GARDEN

ACCESS TO EXTENSIVE COUNTRY WALKS
SHOP / PUB / SCHOOL / DOCTORS SURGERY / CHURCH
GRATELEY STATION WITHIN A SHORT DRIVE
WELL PRESENTED AND CHARACTERFUL ACCOMMODATION
DOUBLE GARAGE AND MATURE LANDSCAPED GARDENS

OFFERS INVITED AROUND: £895,000 Freehold

DESCRIPTION

A handsome detached period house with classic features, this property, though not Listed, benefits from mainly double-glazed windows and good insulation. The attractive brick elevations, stone and chalk block decorative bands, and clay-tiled roof provide timeless character, complemented by well presented and versatile accommodation ideal for families or couples who enjoy entertaining. The ground floor comprises three reception rooms, with the least formal linking to a beautifully appointed bespoke kitchen, with practical additions including a larder, laundry, boot room and integral double garage. On the first floor, there are four generously proportioned bedrooms, with the principal featuring a well-appointed en-suite and direct access to the garden, while two others include interesting mezzanine areas perfect for older children, and a family bathroom completes the accommodation. The large garden wraps around the rear of the property, with raised lawns enjoying views, mature trees and a secluded summerhouse, creating a peaceful and private outdoor space.

LOCATION

West Winterslow is a well regarded village in Wiltshire, England, about 6 miles north of Salisbury. Part of the Winterslow civil parish, it lies near the Hampshire border with Grateley around 6 miles to the east. The village has a close knit community and offers local amenities including a shop, post office, village hall, primary school, village surgery, pub, and the historic All Saints Church. Residents and visitors can enjoy extensive country walks through the surrounding countryside. For commuters, Grateley railway station provides convenient rail links to London and surrounding areas, while families benefit from easy access to Salisbury's highly regarded schools.

ACCOMMODATION

Entrance	A decorative iron gate opens onto a brick path leading to a leaded porch. Partially obscure glazed panel door leads into:
Hall	Wide staircase with oak handrail rising to the first floor.

Back Hall	Panel door with coir mat leads to the integral double garage. Low double doors provide access to understairs storage. Exposed beam, panel doors lead to the boot room and cloakroom.
Cloakroom	Fitted with wash hand basin and WC. Dado rail, pendant light and extractor fan.
Sitting Room	Attractive square reception room with side aspect picture window and exposed ceiling beam. Brick fireplace with granite hearth and pitch pine mantelpiece, flanked by recesses, one with built-in storage.
Dining Room	Wide brick inglenook fireplace housing log burning stove with raised flagstone hearth. Exposed beams and floorboards. Wall light points, decorative panelling to one wall and picture window to the front aspect.
Family Room	Including an informal dining area - large dual aspect living space with front picture window and glazed double doors lead to lower courtyard garden. Vaulted ceiling, exposed floorboards, beams and joists. Panel door leads to the laundry and freezer room. Wide steps rise to the kitchen.
Kitchen	High part vaulted ceiling with exposed timbers. Polished granite and solid pine work surfaces with hand built cupboards, drawers, shelving and plate racks. Central brick arch with four ring gas hob and concealed extractor, undercounter double oven, stainless steel sink, wine rack and space for dishwasher and fridge. Terracotta tiled floor, central half glazed door with picture windows to either side affording light, walk in larder with high level shelving.
Laundry and Freezer Room	Roll top work surface with circular sink, cupboards, plumbing for washing machine, undercounter dryer recess, space for tall fridge freezer.
Boot Room	Space for bench, boots and coats.
<u>First Floor</u>	
Landing	Split level L-shaped landing with exposed ceiling timbers, wall light points, rear aspect window and deep alcove. Pitch pine double doors conceal hot water cylinder cupboard.
Principal Bedroom	Spacious triple aspect room with central glazed doors opening onto raised terrace. Cottage style windows, built in wardrobes and panel door to en suite bathroom.
En Suite Bathroom	White suite with wall mounted basin, double ended bath with travertine surround, low level WC, frameless glass shower/wet area. Chrome towel radiator, travertine floor and decorative panelling.
Bedroom Two	Double bedroom with exposed ceiling timbers, mezzanine beyond queen post truss. Cast iron fireplace with brick hearth, built in shelving, corner cupboard. Side aspect picture window.
Bedroom Three	Large double bedroom with mezzanine sleeping area, high level storage, wardrobe and concealed front landing overlooking stairwell. Each with front aspect windows.

Bedroom Four	Dual aspect double bedroom with cast iron fireplace, exposed ceiling beam, front and rear windows, built in wardrobe. Currently used as study/library with corner desk and shelving.
Family Bathroom	White suite with wall hung basin, bath with handheld shower, tiled surround, corner shower enclosure, low level WC. Exposed floorboards, traditional radiator, decorative panelling. Side window.
<u>Outside</u>	
Front Garden	Picket fencing with gates, brick paths to entrances, sandstone paving. Planting, shrub borders, beautiful roses trained to the façade and side, small lawns. Timber garden store with door and window. Off the back lane a brick hardstanding provides parking and garage access.
Integral Double Garage	Twin electric doors flanking central pier. Light and power, window and half glazed door to courtyard garden. Shelving and EV charger.
Rear Garden	Lower courtyard paved with raised circular pond and fountain. Steps rise to large sandstone terrace ideal for entertaining, enclosed by curved brick walls with raised herb and shrub borders. Gently sloping lawn with shrubs and ornamental trees, fully enclosed and enjoying views. Summerhouse at top of lawn with brick and weatherboard elevations, vaulted ceiling, light and power.
Services	Mains water and drainage, electricity, oil fired central heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1RF
Council Tax Band	Wiltshire Council Band G

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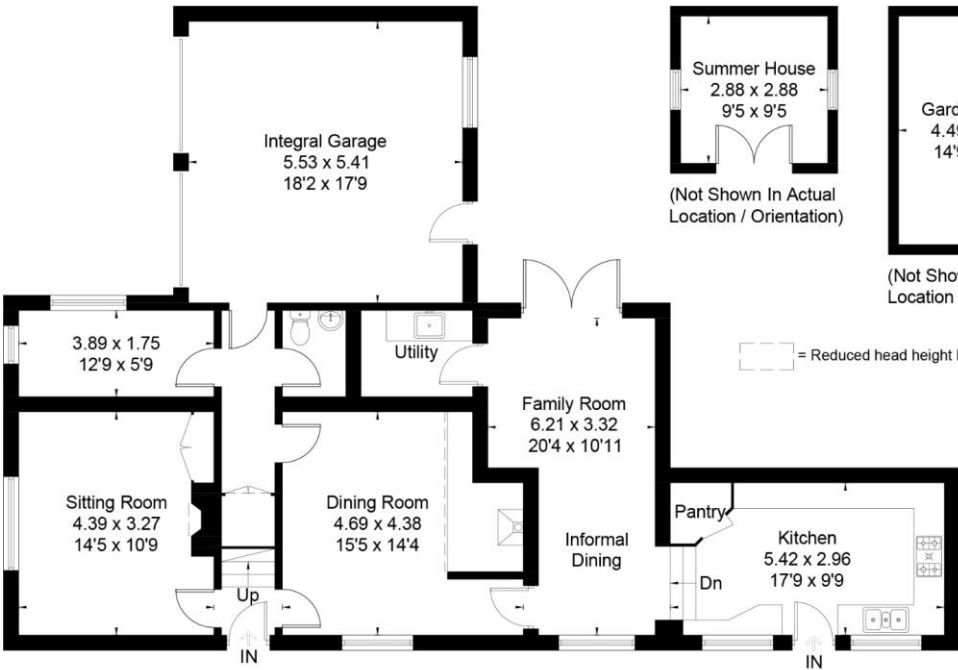
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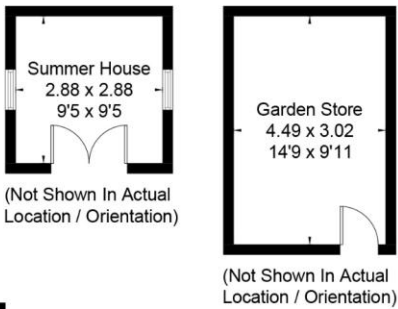
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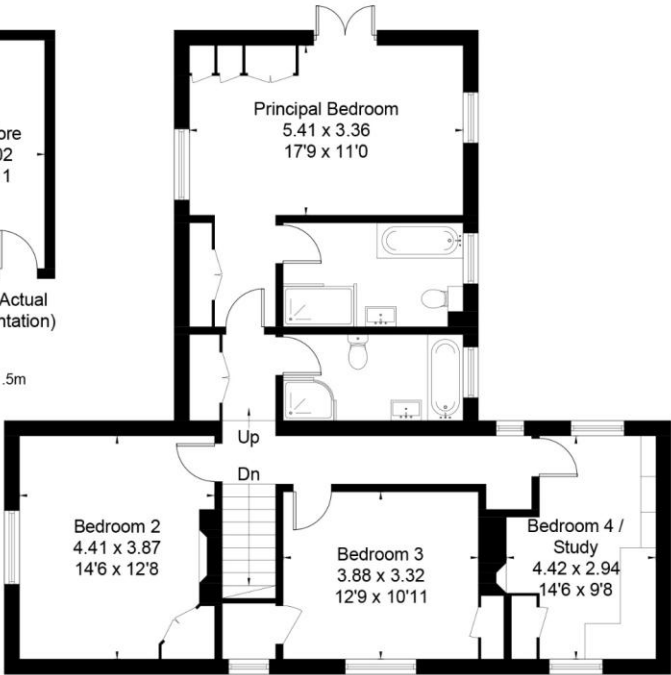
Approximate Floor Area = 238.7 sq m / 2569 sq ft
Summer House & Garden Store = 21.9 sq m / 236 sq ft
Total = 260.6 sq m / 2805 sq ft
(Including Integral Garage & Mezzanines)



Ground Floor



[Dashed box symbol] = Reduced head height below 1.5m



First Floor



Above Bedroom

Above Bedroom



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 #98685

