



EVANS & PARTRIDGE

38 BEECHFIELD
NEWTON TONEY, SALISBURY















38 BEECHFIELD, NEWTON TONEY, SALISBURY, WILTSHIRE, SP4 0HH

A DETACHED VICTORIAN HOUSE PROVIDING CHARACTERFUL ACCOMMODATION AND A USEFUL RANGE OF BUILDINGS INCLUDING GARAGING AND A CABIN/SMALL ANNEXE WITH PLENTY OF PARKING PLUS AN ATTRACTIVE GARDEN THAT BACKS ON TO AND OVERLOOKS FARMLAND.

**QUIET VILLAGE SETTING
EXTENSIVE COUNTRY WALKS
EXCELLENT COMMUNITY - PUB - SCHOOL - CHURCH
CHARACTERFUL HOUSE
USEFUL BUILDINGS INCLUDING GARAGE/WORKSHOPS AND CABIN
BACKING ON TO FARMLAND**

OFFERS INVITED AROUND: £575,000 Freehold

DESCRIPTION

A detached Victorian house with brick and white washed elevations beneath a slate roof with some attractive sash windows. The accommodation includes a reception hall and understairs WC, sitting room with open fireplace, separate living/dining room, with log-burner, opening into a central kitchen/breakfast room. There is also a utility/boot room on the ground floor. The first floor comprises 3 double bedrooms and a bathroom. Outside the property has 2 driveway areas for parking and an additional gated parking space, additionally there is a detached tandem garage/workshop and a further single garage/store attached to the side of the house. The rear garden has a mix of terrace/entertaining areas and lawn, a detached cabin, currently used as a one bedroom annexe but could be an ideal home workspace.

LOCATION

The property is situated in the village of Newton Toney which has a church, public house, infant and primary school, community hall and bus service. A railway station providing fast services to Waterloo is located in Grateley, approximately five miles away. The cathedral city of Salisbury is about eight miles distant and the A303 is close at hand (approximately three miles) allowing convenient access to London and the West Country.

ACCOMMODATION

Approach	Overhead lantern style light. Panel door with integral fanlight and obscure glazed panel above opening into:
Reception Hall	Staircase with pine balustrade rising to the first floor. Low cupboard beneath the stairs and door to cloakroom. Walnut effect flooring. High level cupboard concealing meter and fuse box with coat hooks beneath. Picture rail and pendant light point.
Cloakroom	Wash hand basin on oak sill with side mixer tap, tiled splashback, and cupboard beneath. WC. Walnut effect flooring and ceiling light point.

Sitting Room	A square shaped reception room with two large front facing sash windows. Central brick fireplace with slate hearth, rustic oak sill above with recesses to either side of the chimney breast. Picture rail and central pendant light point with decorative rose. Walnut effect flooring.
Living/Dining Room	Central barrel shaped Barbas log burning stove on a granite hearth, textured slate tiling behind and exposed flue. Small paned glazed doors open to the terrace and garden, with a wide picture window to the rear providing views toward farmland. High Velux to side aspect. Walnut effect flooring throughout, LED downlighters and pendant light point over dining area. Wide opening into the kitchen/breakfast room and separate door into the utility.
Kitchen/Breakfast Room	Central granite topped island with breakfast bar to one side, storage to the other, pendant light points above. Further polished granite and oak block work surfaces with metro tiled splashbacks. Range of high and low level cupboards and drawers, including a wide dresser unit. Recess, with oak beam above, housing a stainless steel range style oven with four ring hob and tiled surround. Display shelf above on decorative gallows brackets. Belfast style sink unit with ceramic drainer and mixer tap. Space for tall fridge/freezer and under counter recess with plumbing for dishwasher. Picture rail, LED downlighters, walnut effect flooring.
Utility/Boot Room	Long oak work surface with wide central basin and mixer tap, metro tiled splashback, high and low level cupboards, recesses for washing machine and dryer. Ceramic tiled flooring, coat hooks, pendant light point, window overlooking the rear garden with half obscure glazed door to outside.
Study/Bedroom Four	Compact single bedroom or study. Alcove with built in desk and shelving above. Window to side aspect, walnut effect flooring, LED downlighters, deep wardrobe.

FIRST FLOOR

Landing	Balustrade overlooking staircase, picture rail, loft hatch, pendant light point, doors to:
Bedroom One	Generous double bedroom with windows on two aspects, the rear aspect with views between trees toward farmland. Cast iron Victorian fireplace, picture rail and pendant light point.
Bedroom Two	Square shaped double bedroom with central cast iron fireplace, picture rail, two built in wardrobes to either side of the chimney breast, central pendant light point with decorative rose. Two large front facing sash windows.
Bedroom Three	Double bedroom with dual aspect, rear window providing views toward farmland and countryside. Pendant light point, corner wardrobe.
Bathroom	Panelled bath widening at one end with overhead shower and separate handheld attachment, fully tiled surround, wide glass screen. Low level WC, ceramic wash hand basin with double cupboard beneath and shelving to one side. Chrome towel radiator, ceiling light point, window to front aspect. Oak flooring.
Outside	At the front of the house is a level garden with sandstone path to gate and village lane, well stocked herbaceous border, hedged boundary. Brick edged shingle driveway providing parking and access to the attached garage/store. Adjacent separate shingle drive

and parking space, with double gates, leading to an additional secure parking bay and storage area giving access to a large detached garage/workshop.

Attached Garage/Store	Attractive tiled detailing to front roof. Double doors to drive, lighting, power connected, obscure glazed window and personal door at rear to garden.
Detached Garage/Workshop	Up and over door to front, block construction beneath profiled roof, lighting, power points, shelving and windows to one side.
Rear Garden	Immediately beside the house is a gravel and sandstone terraced area with brick edged shrub borders and specimen trees. Steps rise to a gently sloping lawn with views over adjoining farmland. Covered barbecue area, timber garden shed and cabin.
Cabin	A versatile outbuilding with boarded elevations beneath a slate roof. Double glazed windows and door leading into an open plan studio with windows on two aspects, engineered oak flooring, vaulted ceiling with pendant light points and pine panelling. Mezzanine. Kitchenette with work surfaces, two ring hob, stainless steel sink, recess for fridge, shelving and window. Door to shower room; WC, basin and corner shower.
Services	Mains water, electricity, oil heating. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Council Tax Band	Wiltshire Council - Tax Band D
Directions	SP4 0HH

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Approximate Floor Area = 108.9 sq m / 1173 sq ft
Garages = 35.3 sq m / 380 sq ft
Outbuildings = 22.1 sq m / 238 sq ft
Total = 166.3 sq m / 1791 sq ft



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