



EVANS & PARTRIDGE

**OWLS CASTLE FARMHOUSE
EASTON COMMON HILL, WINTERSLOW**















OWLS CASTLE FARMHOUSE, EASTON COMMON HILL, WINTERSLOW, SALISBURY,

A UNIQUE PROPERTY ON 1.34 ACRES WITH STUNNING COUNTRYSIDE VIEWS, FEATURING AN EXTENDED COTTAGE, OUTBUILDING AND OFFICE/GAMES ROOM, ALL BEAUTIFULLY PRESENTED AND WELL MAINTAINED.

TRANQUIL RURAL SETTING
AMAZING COUNTRY WALKS
EXTENSIVE OUTRIDING
THREE HIGH QUALITY BUILDINGS
ATTRACTIVE COUNTRY VIEWS

OFFERS INVITED AROUND: £975,000 Freehold

DESCRIPTION

An extended detached cottage (not Listed) with impressive accommodation featuring an excellent open plan kitchen/dining/living area and three double bedrooms with excellent fully refurbished outbuildings divided into versatile rooms with double car port to one end. The property stands in a secluded 1.34 acre plot with many mature oak trees and attractive gardens. The rear boundary is located along the county border, and whilst the property is situated in Wiltshire, ideal for schooling in Salisbury, the stunning main outlook is over rolling Hampshire countryside. The property is accessed off a 400m long track forming part of the Clarendon Way, a byway offering excellent out-riding, walking and cycling.

LOCATION

The property is situated off the Clarendon Way on the eastern outskirts of the village bordering open countryside. The Winterslows provide a range of amenities including a Post Office, shops, public houses, doctor's surgery/pharmacy, primary school and public tennis court. Salisbury (8 miles) offers a comprehensive range of shopping and leisure facilities, as well as excellent schooling (both state and private) including boys and girls grammar schools and also a mainline railway station providing services to Waterloo. There is also a mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 mins. There is access to London and the West Country via the A343/A303.

ACCOMMODATION

MAIN COTTAGE	Sandstone paved floor. Lantern-style light. Aluminium frame glazed door into:
Reception Hall	Sandstone paved floor. Leaded effect window. Coat hooks, cupboard, and alcove for bench and boot storage. Latch door into utility. Part-glazed oak door into inner hall. LED downlighters.
Utility Room	Oak effect roll-top work surface with inset stainless steel sink and mixer tap, oak upstand, cupboards above and below. Recess and plumbing for washing machine, space for dryer. Sandstone paved floor. Leaded effect window. LED downlighters.
Inner Hall	Coir mat at threshold. Cupboard with meter/fuse box. Additional cupboard. LED downlighter. Latch doors to sitting room, split-level open-plan kitchen with dining and living area, bedroom one and family bathroom.
Sitting Room	Open brick fireplace with sandstone hearth and rustic oak mantel. Leaded effect glazed double doors to veranda and front garden. Two front windows with far-reaching rural views. Shelved alcove/former doorway. Wall light points. Latch door concealing staircase with stained glass window beneath. Ledge and braced latch door to side porch with door to outside, obscure glazed window and cupboard with slatted shelving.

Main Living Area	A large light and airy split level main living and entertaining area comprising of the kitchen and a raised dining and living area, opening out to the garden
Kitchen	Inset stainless steel 1½ bowl sink with mixer tap and polished limestone effect quartz drainer. Ash fronted high and low-level cupboards and deep pan drawers. Polished limestone effect quartz work surfaces and upstand. Quartz topped island with four zone induction hob, undercounter Bosch oven/grill, cupboards. Oil-fired two oven Aga set into metro tiled recess with display sill over. Plumbing for American style fridge/freezer. Integrated dishwasher and wine fridge. Oak flooring. LED downlighters. Leaded effect window with oak sill to side.
Dining / Living Area	Triple aspect with large aluminium frame lantern. Full width folding aluminium frame doors onto split level terrace. Two side windows. Oak flooring. LED downlighters.
Bedroom 1	Dual aspect double bedroom. Painted brick fireplace (not in use). Leaded effect front window with country views, further side window. Alcove with built-in wardrobe cupboard. Wall light points.
Bathroom	White suite comprising four claw roll-top bath with mixer tap/handheld attachment. Ceramic basin with mixer tap on washstand and cupboard beneath. Low-level WC. Traditional radiator/towel rail. Part tongue-and-groove panelling. Oak flooring. Leaded effect window. LED downlighters.
<u>First Floor</u>	
Landing	Low window with oak seat to side, rear window, wall light point, balustrade overlooking stairwell. Latch doors to bedrooms two, three and shower room.
Bedroom 2	Large double bedroom. Front window. Small cast iron fireplace (not in use). Loft hatch. Display recess. Wall light. Cupboard with coat hooks.
Bedroom 3	Large double bedroom. Front window with far reaching views. Loft hatch. Wall lights.
Shower Room	White suite with pedestal wash hand basin and mixer tap, tiled splashback, low-level WC, folding glass door into shower with shelved recess. Extractor fan. Chrome towel radiator. Shaver socket. Wall lights. Leaded window with views.
ANNEX / STUDIO	Flemish bond brick plinths and Douglas fir-clad elevations beneath slate roof. Pegged post veranda with paved floor.
Games Room	Double aspect. Rolled steel log burning stove on slate hearth. Windows on two aspects. Oak effect flooring. Kitchenette with oak block work surface, stainless steel sink with mixer tap, cupboard beneath, recess for fridge, two ring hob with cupboard beneath. Fuse box. Door into studio 2. Passage with oak flooring leading to entrance hall, window, doors to outside and car port. Door into plant room with pressurised hot water cylinder.
Office	Window. LED downlighters. Oak effect flooring. Shower room with basin, mixer tap, cupboard beneath, low-level WC, shower enclosure. LED downlighters. Extractor fan. Window. Ceramic tiled floor.
OUTSIDE	Double Carport - pegged timber frame. Lighting and power. Cotswold stone driveway to car port. Large store with double doors. Parking divided from rear garden by post and rail/stock fencing and yew hedge. Pedestrian gate to gravel path leading to boot room. Garden level and lawned with specimen trees and shrubs. Semi-circular brick edged terrace and raised side terrace. Picket gate to lane. Well screened by hedging. Side access around cottage to:
Main Front Garden	Slate covered veranda along full width and side. Lawn, gravel seating area, staddlestones, mature oak tree, gazebo and ornamental pond. Picket gate to:

Extended Garden/Paddock	Level lawn with mature trees including eight oaks. Enclosed by post and rail fencing. Previously used for grazing and horses. Far corner formerly a tennis court.
<u>ANNEX 1</u>	
Approach	Lantern style light. Oak door with part obscure glazed panel into open plan living room with kitchen and breakfast bar.
Living Room	Aluminium frame glazed double doors with full height side windows to veranda and garden. LED downlighters. Oak effect flooring. Side window.
Kitchen	Stainless steel sink with mixer tap and drainer. Granite effect roll-top work surface with oak splashback. Shaker style cupboards and drawers. Undercounter oven/grill, four ring ceramic hob, coloured glass splashback, stainless steel hood. Space for fridge/freezer. Integrated washing machine. Oak block peninsula breakfast bar with stools. LED downlighters. Front window. Oak door into:
Large Double Bedroom	Rear window with views. Oak effect flooring. LED downlighters. Loft hatch. Oak door into:
Shower Room	White suite with pedestal basin and mixer tap, tiled splashback, low-level WC with concealed cistern, shelving, mirror, shaver socket. Sliding door to shower. LED downlighters. Extractor fan. Chrome towel radiator.
Parking / Garden	Large triangular Cotswold stone frontage. Screened to the side by trellis and climbers. Oil tank. External oil fired boiler. Boundaries screened by post and rail fencing and photinia. Pedestrian gate to side leads to the rear garden and veranda, wide decked area under extended slate roof on timber posts. Rear garden level, lawned, enclosed by hedging, post and rail/stock fencing. Gate into main house extended garden.
Services	Mains water and electricity. Private drainage. Virgin broadband available. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	Postcode SP5 1QD
Council Tax Band	Wiltshire Council - Tax Band G

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

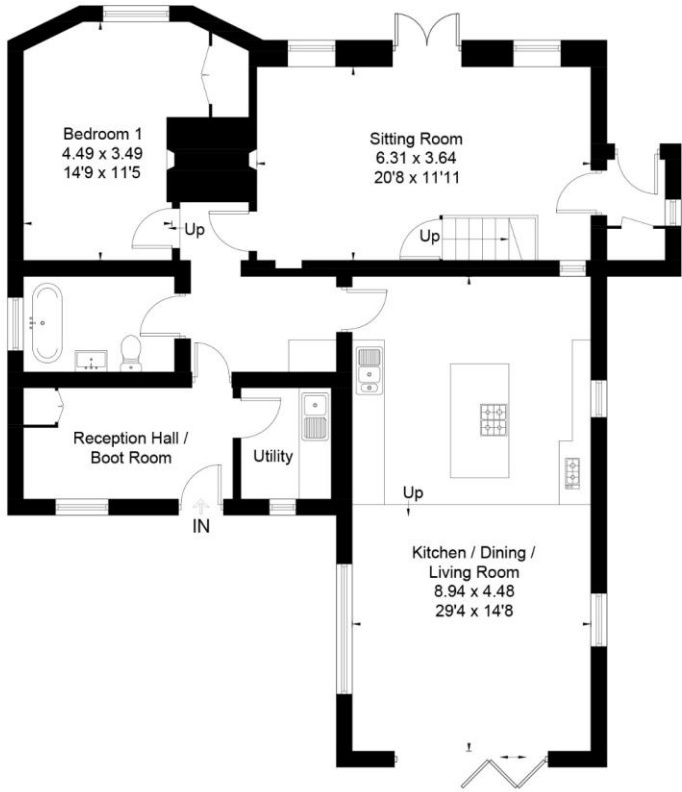
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Approximate Floor Area = 162.4 sq m / 1748 sq ft
Annexe = 42.0 sq m / 452 sq ft
Outbuilding = 49.9 sq m / 537 sq ft
Total = 254.3 sq m / 2737 sq ft (Excluding Carport)



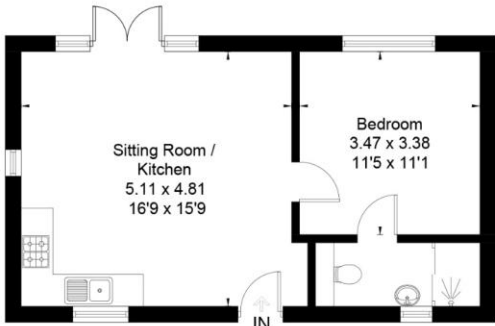
Ground Floor



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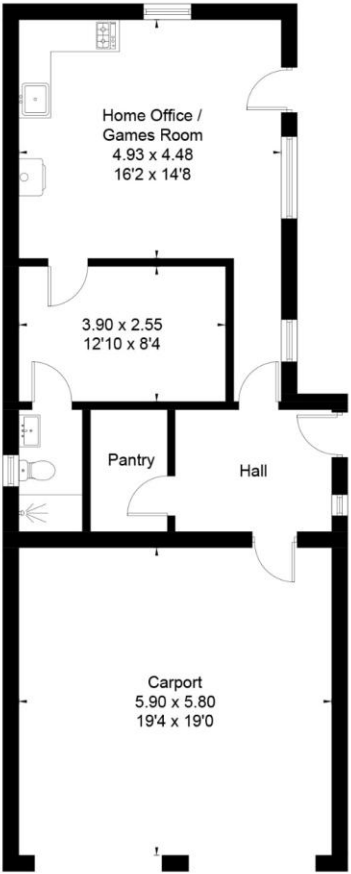


First Floor



Annexe

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(93-100)	A		
(81-92)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			