



**EVANS & PARTRIDGE**

**SHENTON  
WINTERSLOW, SALISBURY**





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**EVANS & PARTRIDGE**











# SHENTON, TYTHERLEY ROAD, WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1PZ

**AN INDIVIDUAL DETACHED CHALET STYLE HOME WITH EXCELLENT POTENTIAL FOR EXTENSION AND REMODELLING,  
OCCUPYING A QUIET ELEVATED EDGE OF VILLAGE SETTING IN GROUNDS OF APPROACHING 3.5 ACRES  
INCLUDING A MATURE OVER HALF ACRE GARDEN AND ADJOINING WOODLAND**

**AN EXCITING OPPORTUNITY WITH ENORMOUS POTENTIAL  
3.42 ACRES (0.62 ACRES MATURE GARDEN - 2.8 ACRES WOODLAND)  
MATURE TREES AND INTERESTING PRIVATE GARDENS  
PROPERTY EXTENDS TO ABOUT 2,000 SQFT  
PLENTY OF PARKING AND GARAGE  
RURAL SETTING WITH ACCESS TO EXTENSIVE COUNTRY WALKS**

**OFFERS INVITED AROUND: £800,000 Freehold**

## **DESCRIPTION**

This extended detached chalet bungalow provides spacious and versatile accommodation extending to approximately 2,000 square feet, set within a superb 3.42 acre plot. A welcoming reception hall offers views straight through the property to the dining area and glazed doors opening onto the rear garden. The accommodation includes a large sitting room featuring a log burner and a stunning picture window overlooking the expansive rear garden and private woodland beyond, a second generous living room/formal dining room, a well-appointed kitchen, rear hall, and cloakroom. There are three bedrooms and a family bathroom on the ground floor, while the principal bedroom occupies the first floor and enjoys attractive rear-facing views. Further benefits include an attached garage/workshop and an externally accessed wine cellar. The property is set well back from the road within mature private gardens extending to over half an acre, with the rear garden backing onto woodland, of which the property owns about 2.8 acres. This exceptional setting is ideal for families, nature enthusiasts, and those seeking privacy and tranquillity, while the substantial plot also offers exciting potential to create a larger and more valuable home through extension and remodelling of the existing dwelling or, subject to the necessary consents, a replacement dwelling.

## **LOCATION**

The property is situated on the edge of the village of Winterslow which provides a range of amenities including a post office, shops, public house, doctor's surgery/pharmacy, highly regarded 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 a mainline railway station providing services to Waterloo. There is a further mainline railway station at Grateley (9 miles) with trains to Waterloo in 75 minutes. There is access to London and the West Country via the A343/A303.

## **ACCOMMODATION**

### **Approach**

Path from driveway to wide covered entrance porch with overhead light and raised quarry tile step leading to part decorative obscure glazed panelled door into:

<b>Reception Hall</b>	A large L shaped area with hardwood effect Amtico flooring. Deep arch with built in seat/storage. Two pendant light points, one with elaborate decorative rose and surrounding cornice. Picture rail. Built in double fronted cupboards. Open walkway into dining hall which provides a view towards the garden. Further doors to sitting room, kitchen, bedroom 2, bedroom 4 and family bathroom, small inner hall with pendant light point. Narrow staircase rising to bedroom 1 and panelled door into bedroom 3.
<b>Sitting Room</b>	A large dual aspect reception room part divided by a wide decorative arch and featuring a substantial picture window at one end providing a beautiful outlook across the main rear gardens to woodland beyond. Two further windows to side aspect with far reaching views. Open fireplace housing log burning stove on raised granite hearth. High level arch display recess above. Two pendant light points. Ceiling coving. Large internal arch picture window looking through to dining hall.
<b>Dining Hall</b>	Space for a narrow dining table and glass double doors opening onto the rear terrace with views down the main garden. Pendant light point. Decorative arch with alcoves to either side, one with coat hooks and storage under. The other with a glass fronted display cabinet, double cupboard beneath and open fronted display area over. Concealed double serving hatch to kitchen. Pendant light point. Ceiling coving.
<b>Kitchen</b>	Well presented and fitted stainless steel 1½ bowl sink unit with mixer tap and drainer. An extensive range of high and low cupboards and drawers with numerous deep pan drawers, tall pull out larder carousel. Long roll top work surfaces with similar upstand and concealed under counter lighting. Integrated Bosch oven and grill with Belling combination microwave oven above. Separate four ring induction hob with curved glass, extractor fan with light over. Space and plumbing for tall fridge freezer. Large picture window affording fabulous views over the main garden and toward woodland beyond. Ceiling LED spotlights. Ceiling coving. Grant oil fired boiler located in one corner. Part small pane glazed stable style door connects through to:
<b>Living/Formal Dining Room</b>	A large dual aspect reception room that may alternatively be used to create a separate self contained annexe accommodation subject to consent. Wide picture window to rear aspect with attractive views. Further window to front aspect. Two pendant light points. Ceiling coving. A further stable style door with high level glazed panel leads into:
<b>Front Hall</b>	Part bevel edged door to driveway. Wall light point. Quarry tiled flooring with recess for door mat. Coat hooks. Panelled doors linking through to rear hall and garage.
<b>Rear Hall</b>	Boot room area with coat hooks. Built in double cupboard and half glazed UPVC door to rear terrace and garden. Ceiling light point. Coving. Internal panelled door conceals:
<b>Cloakroom</b>	Room to create a shower room, if utilising this part of the property as an annexe or ground floor bedroom suite. Pedestal wash hand basin with mixer tap. Low level WC. Range of cupboards to one wall. Obscure glazed window to side aspect. Ceiling light point. Coving.
<b>Bedroom Three</b>	Double bedroom with large picture window to front aspect. Built in wardrobe to one corner. Pendant light point. Ceiling coving.
<b>Bedroom Four</b>	Currently used as dressing room. Window to side aspect. Pendant light point. Door to understairs storage cupboard.
<b>Family Bathroom</b>	White suite comprising panelled double ended bath with central mixer tap. Wall mounted mixer shower to one wall with overhead and handheld attachments. Fully tiled surround and folding glass shower screen. Pedestal wash hand basin with mixer tap. Low level WC. Ceramic tiled flooring. Part tiled walls. Tall chrome towel radiator. Ceiling spotlights. Shaver socket. Obscure glazed window and double doors conceal a deep cupboard housing lagged hot water cylinder with fitted slatted airing shelving above.

## **FIRST FLOOR**

### **Bedroom One**

A large bed/sitting room accessed directly from the top of the stairs, featuring a full width picture window with far reaching views across woodland and countryside to the rear. Oak effect flooring. Built in cupboards and eaves alcoves. Pendant light point. Loft hatch. Picture rail to one wall. Small arched recess with display shelf.

### **Bedroom Two**

A large dual aspect double bedroom with oak effect flooring and a wide bay picture window overlooking the front garden. Further tall window to side aspect with far reaching views. A range of built in wardrobes and cupboards with glass topped dressing table area, mirrors behind, glass display shelf over. Pendant light point. Ceiling coving.

### **OUTSIDE**

Splayed concrete apron off village lane. Brick piers with decorative moulded ball shaped, stone capped brick piers give access onto a sweeping stone edged tarmac driveway providing parking recesses with access through to the garage. Curved stone retaining wall to one side

### **Front Garden**

The spacious front garden is made up of gently sloping lawned areas to either side of the driveway with shrub borders, surrounding hedging and a variety of substantial mature trees, including large Beech trees, Silver Birch and Conifers. To either side of the front entrance porch there are further raised borders with shrubs and ornamental grasses. Picket fencing and central picket gate to one side of the property provides access through to the main garden. To the rear corner of the property a UPVC/obscure glazed door conceals a wine cellar. Spanning the rear of the property is a multi level paved terraced area broken up by perennials, rose and shrub borders and lavender beds providing a choice of seating and entertaining areas. To the far side of the property there is a greenhouse, heavy duty oil tank and log store. A path from the rear terrace leads down to a former swimming pool area which has been converted into an attractive gazebo area and sheltered dining space with surrounding climbing plants. The remaining garden is divided into a variety of lawns interspersed with substantial well stocked herbaceous borders, dotted with interesting specimen and fruit trees. Tiered, brick enclosed, former vegetable gardens extend to one side boundary with additional paved areas.

### **Rear Garden**

Enjoys an open aspect to the west with views toward Bentley Wood. The remaining boundaries are well enclosed by trees and hedging plants affording privacy. The rear boundary of the garden is enclosed by post and deer wire fencing with a gate leading out into the woodland. A peaceful area with mature mainly deciduous trees. This is an exquisite benefit to the property and an ideal wild garden for children to play or potential to create private woodland walks.

### **Services**

Mains water, drainage and electricity. Oil central heating. **Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge**

### **Directions**

SP5 1PZ

### **Council Tax**

Wiltshire Council - Band E

**VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE**

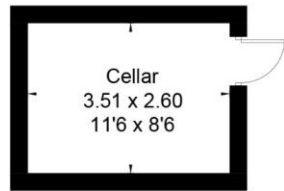
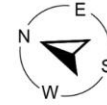
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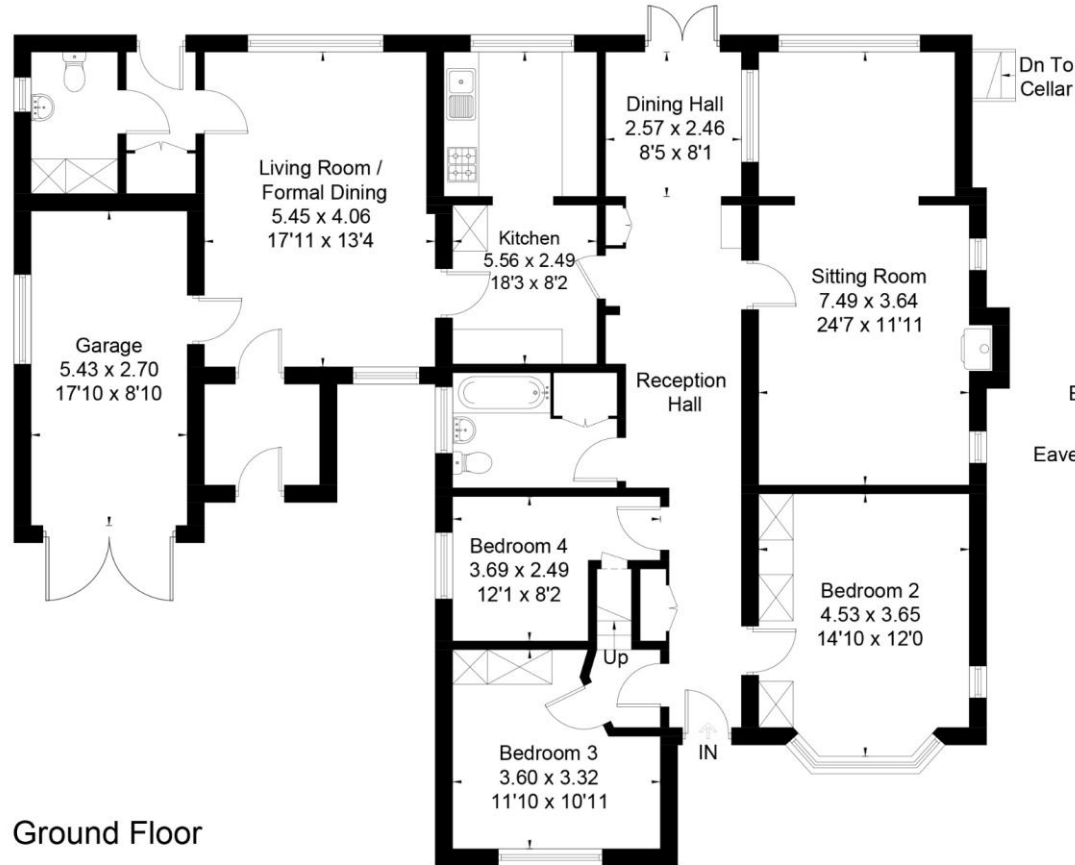
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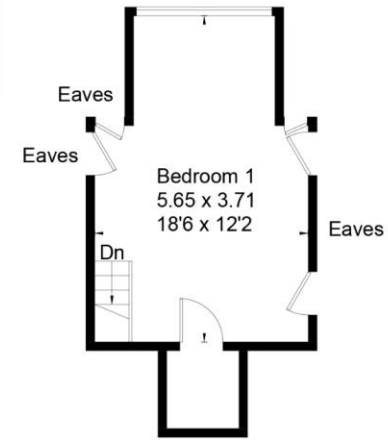
Approximate Floor Area = 185.9 sq m / 2001 sq ft  
 Cellar = 9.2 sq m / 99 sq ft  
 Total = 195.1 sq m / 2100 sq ft ( Including Garage)



Cellar



Ground Floor



First Floor



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 #110306

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		
		54 E	37 D