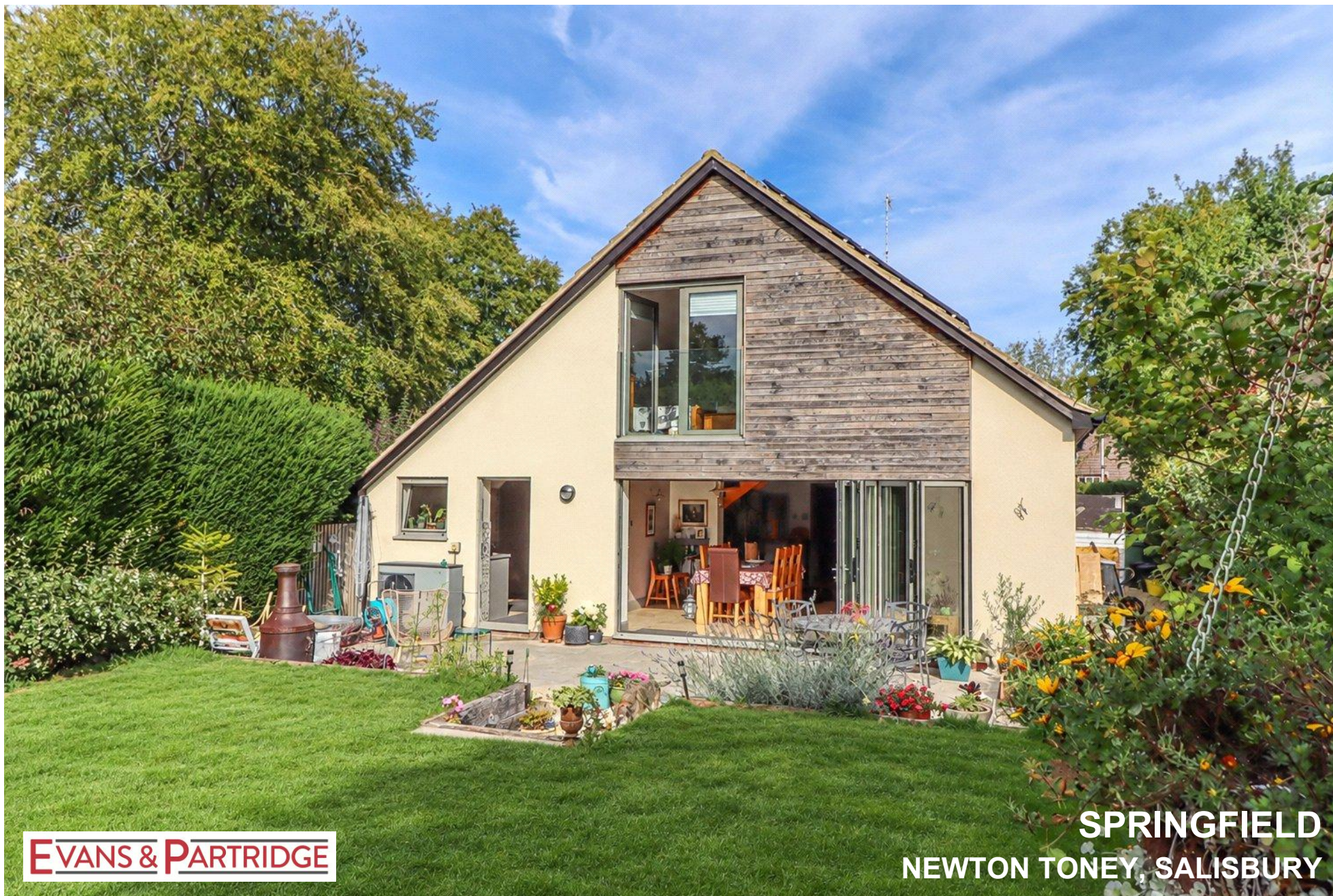




EVANS & PARTRIDGE

SPRINGFIELD
NEWTON TONEY, SALISBURY











SPRINGFIELD, NEWTON TONEY, SALISBURY, WILTSHIRE, SP4 0HF

A UNIQUE DETACHED VILLAGE HOUSE, COMPLETELY UPDATED AND REMODELLED WITH A CONTEMPORARY FEEL AND MODERN FINISH, FEATURING A PRIVATE SOUTHWEST FACING GARDEN, SET IN THE HEART OF THIS BEAUTIFUL TUCKED AWAY VILLAGE

**FRIENDLY VILLAGE COMMUNITY
PUB - HALL - CHURCH - PRIMARY SCHOOL - PLAYING FIELD
ACCESS TO SUPERB AND EXTENSIVE COUNTRYSIDE WALKS
OPEN PLAN LIVING AND SEPARATE SITTING ROOM
FOUR BEDROOMS - BATHROOM - SHOWER ROOM
PRIVATE LANDSCAPED GARDEN**

OFFERS INVITED AROUND: £685,000 Freehold

DESCRIPTION

A detached 1970s house, completely remodelled and modernised in recent years by the present owners. The majority of the external elevations have a coloured, smooth rendered finish, with large aluminium frame double glazed windows and an air source heat pump complemented by Solar PV panels. Underfloor heating is delivered throughout the property with the exception of the reception hall, sitting room and front bedroom which have radiators, and no heating in the freezer room. The accommodation comprises a reception hall; a front dual aspect sitting room with Jetmaster fireplace; and a main open plan living area created at the back of the house, comprising kitchen with breakfast bar, and living and dining areas, featuring wide aluminium frame glazed folding doors opening onto the rear patio and enjoying views over the main garden. To one side is a useful utility and boot room, connecting through to the integral garage, the rear of which has been converted into a freezer room, with the remaining front section for bike storage. A ground floor double bedroom and nearby shower room complete the ground floor. The first floor, approached by two separate staircases, includes a substantial double bedroom at the back of the house with a Juliet balcony overlooking the main garden, two further bedrooms, and a well-appointed bathroom with separate shower. Outside, a generous gravelled area to the front provides ample off-road parking, while the private, quiet rear garden enjoys a south westerly orientation, with two summer houses and a raised vegetable garden, and a rear boundary enclosed by an old cob wall.

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

To one side of the house where there is a wide covered entrance porch with slate tiled flooring. Downlighters. Oak/decorative glazed double doors leading into:

Reception Hall	Polished travertine tiled flooring. Two ceiling light points. Staircase 1: A modern open tread staircase with wide half landing and glass balustrades. Oak/glazed door into main living area. Further oak panelled doors leading to sitting room, bedroom 3 and shower room.
Sitting Room	A long dual aspect reception room centering on an open Jetmaster fireplace with raised stone hearth. Oak flooring. Substantial window to the front aspect with views over the Winterbourne towards the village hall and playing fields. Further large window to side aspect. Two pendant light points.
Main Living Area	A substantial open plan dual aspect room ideal for family life and entertaining providing a large living/dining area with a spacious adjoining kitchen/breakfast room.
Living/Dining Area	Featuring wide folding aluminium frame glazed doors affording open views over the main garden and access to the terrace. Two further large windows to the side aspect. Polished travertine tiled flooring throughout. Pendant and wall light points. Oak door into utility.
Kitchen/Dining Area	Polished granite work surfaces with similar upstand and wide curved end peninsular unit with breakfast bar to one side and oak cookbook shelving beneath and pendant lights over. A range of high and low level cupboards and drawers including deep pan drawers, a glazed china display cabinet and a roll up door concealing utensil area with power point. Twin integrated Bosch ovens each with grill. Central Bosch steam oven with warming drawer beneath. Four ring induction hob with stainless steel and curved glass extractor fan and light above. Twin integrated day fridge units, one with freezer box and undercounter wine cooler. Samsung dishwasher. Stainless steel 1½ bowl sink unit with polished granite drainer and central mixer tap. Corner bar area: Oak block L shaped work surface with a range of cupboards and drawers beneath. High level double fronted larder cupboard also with power points, rolling doors on either side conceal mirror backed glass display shelves with lighting above. Polished travertine flooring throughout. LED downlighters. Staircase 2: An open tread turning oak staircase with oak and glass balustrades.
Bedroom Three	A square double bedroom with a large side window. Central pendant light point. Oak flooring.
Shower Room	Well appointed. Moulded central wash hand basin with deep drawer beneath, mixer tap and electric mirror above with light. Low level WC with concealed cistern. Opening to side of glass screen into large wet area with mixer shower. Tiled flooring. Fully tiled walls with decorative glass mosaic patterning. Obscure glazed window. Tall cupboard. Chrome towel radiator. LED downlighters. Extractor fan.
Utility/Boot Room	Half glazed aluminium frame door from rear garden. Polished travertine tiled flooring throughout. Roll top surface with inset sink, drainer and mixer tap. Low level cupboards. Recess and plumbing for washing machine. Window overlooking rear garden. Patterned tile feature wall. Space for bench and coat hooks. LED spotlights. Door into cupboard housing manifold for underfloor heating and expansion vessels, hot water tank to one side. A further door leads through into:
Freezer Room	Roll top work surfaces. A range of cupboards and drawers including full height cupboard. Space for three tall fridge freezers. Ceiling light point. Coat hooks. Internal door into:
Half Garage/Bike Store	Double doors opening onto the driveway. High ceiling. Light and power connected.
FIRST FLOOR	Half landing: Long strip window to side aspect. Main landing: Part oak/part carpeted with large Velux skylight to side aspect. Ceiling light points. Eaves storage cupboard.

Principal Bedroom	Located off a second landing area via staircase 2. Oak double doors open into a substantial double bed/sitting room with aluminium frame glazed double doors and glass Juliet balcony enjoying views over the main garden and countryside beyond. Oak flooring throughout. High vaulted ceiling. Central pendant light point.
Bedroom Two	A good sized double bedroom with aluminium frame glass door and front Juliet balcony overlooking the Winterbourne. Part oak/part carpeted flooring throughout. Built-in walk-in wardrobe accessed via double oak panelled doors. Velux skylight.
Bedroom Four	Access via both landing areas. Oak flooring. Velux skylights to either side aspect. Loft hatch. Two ceiling light points. This is ideal as a fourth bedroom, dressing room or potential en suite to the principal bedroom, or as currently used as a study area.

OUTSIDE

Front	Access off lane that runs parallel to the Winterbourne onto a generous level gravel driveway providing plenty of parking. Log store. Birch specimen trees to one corner. From the drive it is a short walk to the primary school, village pub, church and playing field. To one side of the property there is a further parking space and access to the main entrance. A wide gravel path with an iron gate leads round the far side of the property where there is a timber store, onto:
Rear Garden	This has the particular benefit of a south westerly aspect and enjoys a high degree of privacy comprising of a generous travertine terraced area ideal for entertaining and barbequing, with gravelled borders, rosemary and lavender bushes, central sleeper edged steps rising onto the main lawn with shrub borders, well enclosed to the boundaries by tall hedging plants. Two timber summerhouses. A further circular terrace. Sleeper and gravel steps rise to the upper vegetable garden with a tile capped retaining wall. Sleeper retained vegetable and cutting beds with surrounding gravel paths. Potting shed to one corner. Hedging to the boundaries with the rear enclosed by an old, tall cob wall.
Services	Mains electricity and water. Private drainage. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
EPC	To be confirmed
Directions	SP4 0HF
Council Tax	Wiltshire Council - Band E

VIEWING IS STRICTLY BY APPOINTMENT WITH EVANS & PARTRIDGE

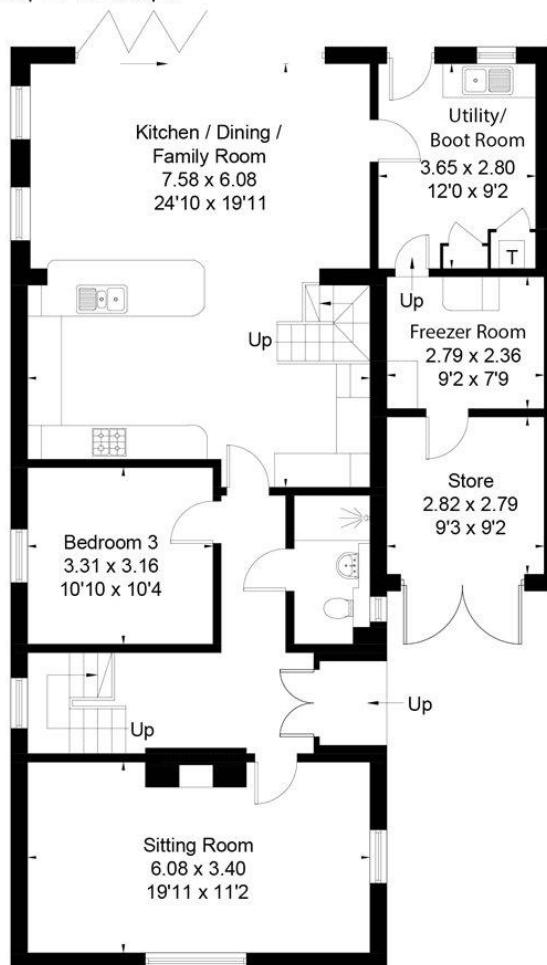
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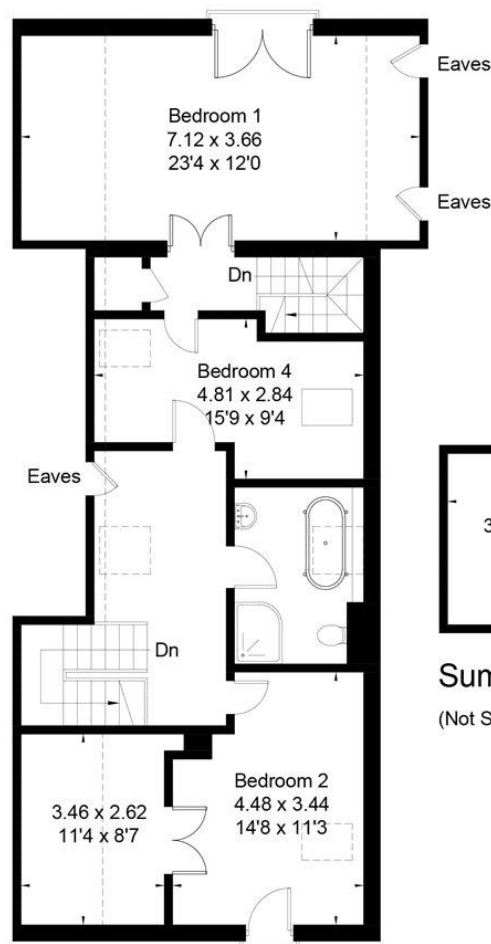
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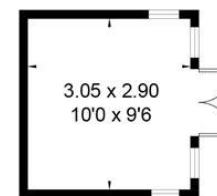
Approximate Floor Area
 Main House = 215.8 sq m / 2323 sq ft
 Summer House = 8.9 sq m / 95 sq ft
 Garden Office = 5.3 sq m / 57 sq ft
 Total = 230.0 sq m / 2475 sq ft



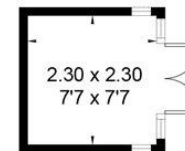
Ground Floor



First Floor



Summer House



Garden Office

(Not Shown In Actual Location / Orientation)

