



The Garden House

Coombe Lane, Enford

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A fine five-bedroom detached home with attractive gardens and views across the surrounding countryside

An outstanding country house with flexible accommodation, set in a rural position, just outside the village of Enford. The property features attractive styling and a light, airy conservatory overlooking the splendid garden at the rear. Beyond the garden, the beautiful rolling countryside of the Avon valley surrounds the property, while the historic towns of Amesbury and Pewsey are easily accessible.



5 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN



FREEHOLD



VILLAGE



2,737 SQ FT



**GUIDE PRICE
£1,100,000**



The property

The Garden House is a beautifully appointed detached family home offering over 2,700 sq. ft. of light-filled accommodation arranged across two floors. The substantial attic space consists of two rooms with velux windows and is ripe for conversion (subject to the necessary consents). The ground floor presents five versatile reception rooms, including a sunny rear conservatory with panoramic garden views and a roof that floods the space with natural light. It also enjoys a tiled floor and the entire ground floor has underfloor heating. Additional reception rooms comprise a well-proportioned sitting room, a family room with built-in storage, a formal dining room for family meals or entertaining and a useful home study. The kitchen and breakfast room features farmhouse-style fitted units and a stainless steel range cooker, complemented by an adjoining utility room providing extra storage, with an adjacent cloakroom.

Upstairs, four of the five well-presented bedrooms are doubles, each fitted with built in storage, while the principal bedroom benefits from a dressing room

and an en suite shower room. A second bedroom also enjoys en suite facilities, with the remaining bedrooms served by a family bathroom with an over-bath shower. The fifth bedroom offers flexibility for use as a study or nursery.

Outside

The house is set centrally in an extensive garden of about 0.66 acres with views across the surrounding fields and countryside. At the front, five-bar wooden gates open onto the gravel driveway, which leads to the double garage to the rear (with attic storage space) and the parking area and turning circle at the front of the house. The garden features extensive lawns and well-stocked border beds with various established shrubs designed to give colour and interest all year round, hedgerows and flowering perennials, as well as several mature trees. There is also a large area of patio across the rear of the house, which is ideal for al fresco dining, as well as a greenhouse, vegetable beds and a second peaceful paved seating area.



Location

The property occupies a sought-after position just outside the small village of Enford, and moments from the beautiful River Avon. Enford has a village hall, a local pub and a parish church, while the nearby village of Netheravon provides several everyday amenities, including a local shop and post office, a local pub and a primary school. The nearby Red Lion Gastro pub at East Chisenbury has Michelin distinction. Further amenities and schooling can be found in Durrington and Amesbury, four and six miles away respectively. The historic cathedral city of Salisbury is also within easy reach, providing an excellent selection of shops, leisure and cultural facilities.

The area is well connected by road, with the A345 allowing easy access to Salisbury and the A303 offering access to the M3, and towards the west country.

Airports can be found at Bournemouth, Southampton, Bristol and Heathrow.



Distances

- Amesbury 6.5 miles
- Pewsey 8.6 miles
- Devizes 13.5 miles
- Salisbury 14.5 miles
- Marlborough 15.2 miles
- Andover 17 miles

Nearby Stations

- Pewsey
- Bedwyn
- Grateley
- Andover

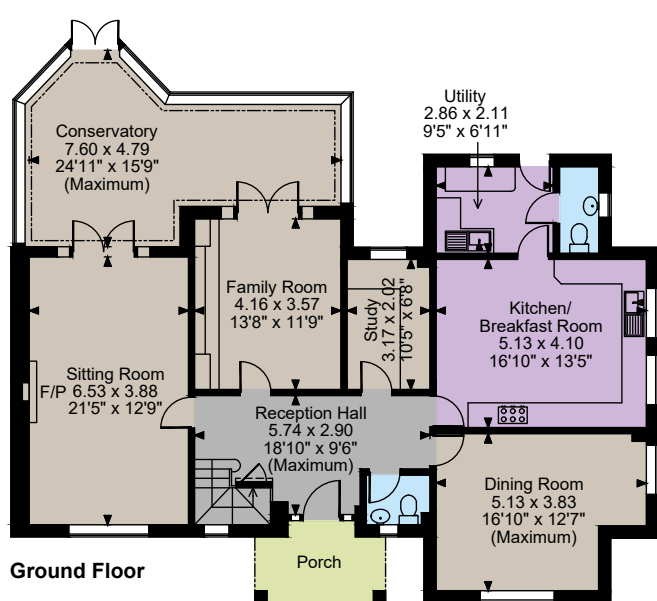
Key Locations

- Stonehenge
- Salisbury (historic cathedral city)
- Salisbury Plain
- Cranborne Chase National Park
- New Forest National Park

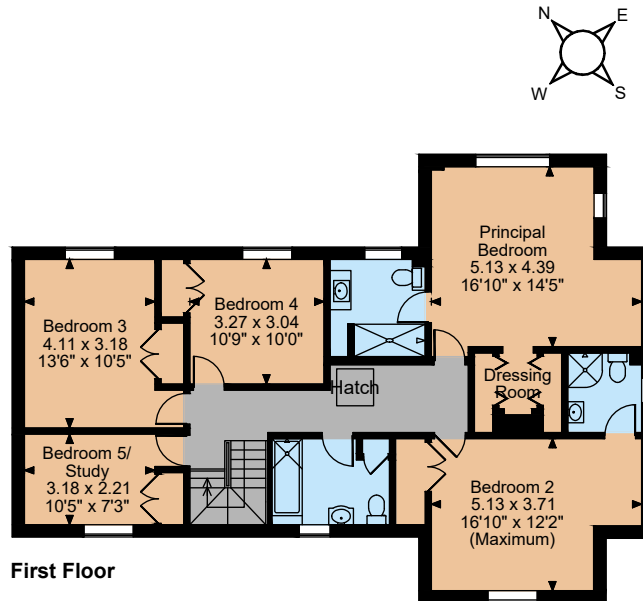
Nearby Schools

- Netheravon All Saints CofE Primary School
- Avon Valley Academy
- Dauntseys
- Marlborough College
- Godolphin
- Leehurst Swan
- Chaffyn Grove
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls

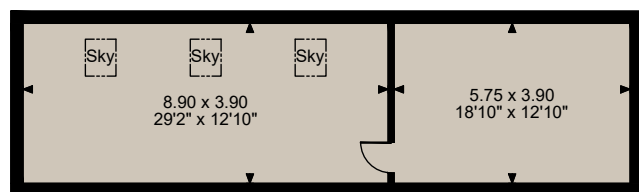




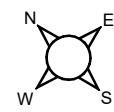
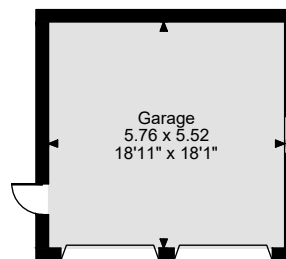
Ground Floor



First Floor



Attic



Floorplans

House internal area 2,737 sq ft (254 sq m)
 Garage internal area 342 sq ft (32 sq m)
 Total internal area 3,079 sq ft (286 sq m)
 For identification purposes only.

Directions

SN9 6DF

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General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Oil fired central heating. Bottled gas for cooker hob.

Council Tax: Band G

EPC Rating: D

Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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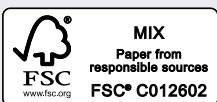
Salisbury

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