



Maple House, East Grimstead, Salisbury, Wiltshire

For the finer things in property.



# Maple House, East Grimstead, Salisbury, Wiltshire SP5 3RT

An impressive and stylish detached family home in a peaceful village setting

Salisbury city centre 6.2 miles, Salisbury mainline station 7.2 miles (90 minutes to London Waterloo), M27 (Jct 2) 12.9 miles, Southampton Airport 20 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Utility/boot room  
Larder | Cloakroom | Principal bedroom with dressing room and en suite shower room  
3 Further bedrooms | Family bathroom  
Double garage | Garden | EPC rating D

## The property

Maple House is a stylishly appointed modern home offering light and airy accommodation arranged over two floors, with clean, neutral décor and high-quality contemporary fittings throughout.

A double front door opens to the reception hall with the ground floor benefitting from Natural Farmhouse Stone throughout, including in the welcoming reception hall. Double doors lead to the 21ft, triple aspect drawing room with its logburner and French doors opening onto the rear garden. There is also a dining room with French doors to the garden, while the heart of the home is the 32ft open-plan kitchen and breakfast room with its vaulted ceiling, skylights overhead and French doors to the garden. The kitchen is fitted with Shaker-style units, a range cooker and a central island with a breakfast bar. There is also a boot room and a utility room for further storage and appliances.

Upstairs there are four double bedrooms of similar proportions, including the principal

bedroom with its dressing room and en suite shower room. The first floor also has a family bathroom with a freestanding bathtub and a separate shower unit.

## Outside

The house is set in a peaceful position set back from the road along a gravel driveway and behind solid oak 6 foot entrance gates. There is plenty of parking at the front and side of the house on the gravel parking area for at least eight cars as well as in the integrated double garage, while the house is set in wrap-around garden with rolling lawns and established borders of hedgerow and mature trees. There is also a lovely paved sun terrace, which is ideal for al fresco dining.

## Location

Maple House sits in an idyllic location in the heart of the tiny village of East Grimstead, close to the village green and pond and backing onto beautiful open countryside.

There is extensive walking nearby including 1,800 acre Bentley Wood. Near-by amenities including public houses and village stores are found in neighbouring Farley, Pitton and West Tytherley. The village lies six miles to the east of the historic cathedral city of Salisbury. Further facilities and amenities are found in Salisbury. With its historic centre and famous cathedral, Salisbury is a delightful city. There is a superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants, as well as several excellent schools, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School for boys and South Wilts Grammar School for girls. Independent schools include Salisbury Cathedral School, Godolphin, Chaffin Grove, Leehurst Swan and Embley Park. Salisbury's mainline station offers regular services to London Waterloo, taking about 90 minutes. There are further stations at Grateley (London Waterloo 1 hour 17 minutes) and Dean which goes to Southampton and Portsmouth. The area is also well connected by road, with a network of A-roads nearby and the M27 is 13 miles away.





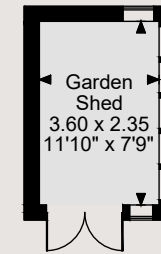
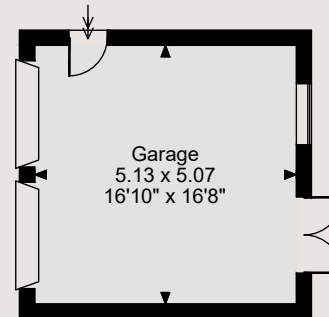
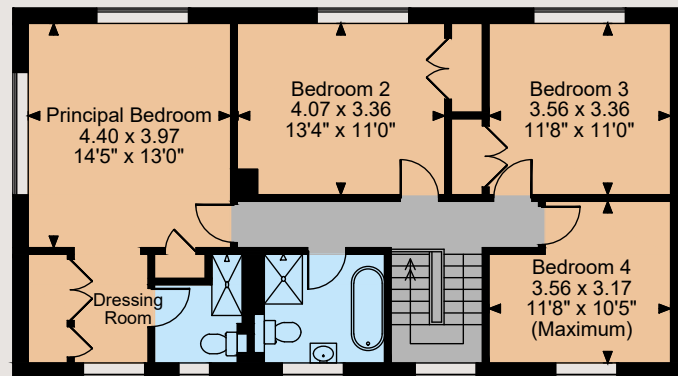
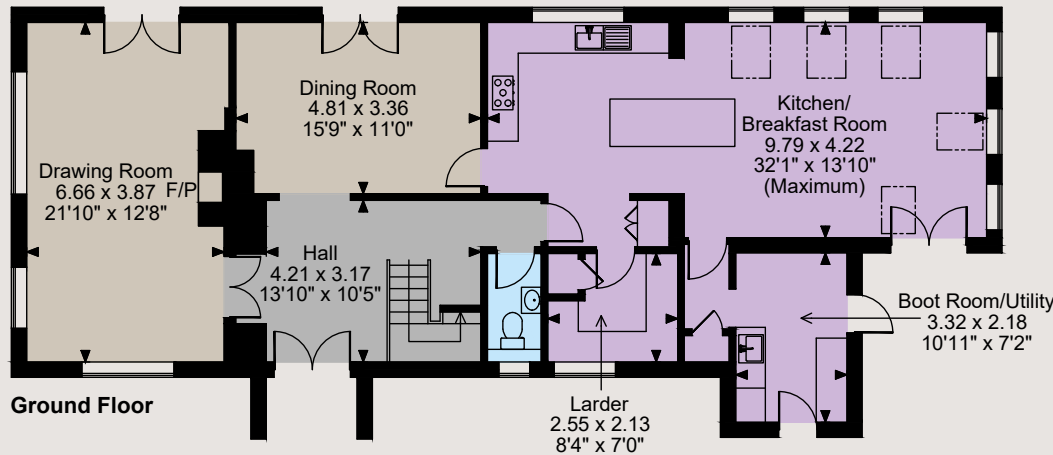
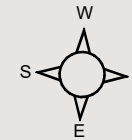








Floorplans  
House internal area 2,178 sq ft (202 sq m)  
For identification purposes only.



First Floor

The position & size of doors, windows, appliances and other features are approximate only.  
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8618690/JOV

## Directions

What3words - nurture.worldwide.hugs

Alternatively - From Salisbury, take the A36 east away from the city centre, following the signs for Southampton. After 3 miles, take the exit towards The Grimsteads, and then turn left onto Grimstead Road. Turn left onto Crockford Road and then follow the road to the left and under the railway bridge. Turn right at the junction onto Long Drove and then after 0.7 miles, turn left onto Grimstead Road. You will find the entrance to the property on the left.

## General

**Local Authority:** Wiltshire Council

**Services:** Mains electricity, water and drainage.  
Oil fired Central Heating.

**Council Tax:** Band F

**Tenure:** Freehold

**Guide Price:** £1,185,000

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com  
struttandparker.com



Over 50 offices across England and Scotland,  
including Prime Central London



For the finer things in property.



**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken September 2024. Particulars prepared September 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited