



October House, Newton Tony, Salisbury, Wiltshire

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October House

Newton Tony, Salisbury, Wiltshire, SP4 0HF

A well-presented four bedroom family home with extensive gardens, in a popular village setting.

A303 3.2 miles, Grateley mainline station 4.7 miles, Salisbury city centre 8.5 miles, Porton Down 5 miles, Andover 12 miles, Stockbridge 13 miles, Basingstoke 30 miles, Southampton Airport 31 miles

Porch | Hall | Sitting room | Garden room
Study | Dining room | Kitchen/breakfast room
Cloakroom | Principal bedroom with en suite bathroom | 3 Further double bedrooms | Family bathroom | Garage with utility room | Garden of almost a third of an acre | EPC rating D

The property

October House is an impressive, welcoming, detached family home, set in a sought-after position in the popular village of Newton Tony. The property features four bedrooms and well-presented living accommodation, which includes four reception rooms, ideal for flexible living and entertaining.

The main ground-floor reception is the sitting room, with its wooden flooring and fireplace fitted with a woodburning stove. Double doors connect to the light and airy garden room with its skylight and bi-fold doors opening onto the west-facing gardens.

The ground floor also has a generous study and a dining room, which adjoins the kitchen/breakfast room. The kitchen itself has fitted units to base and wall level, as well as integrated appliances and space for a breakfast table. Upstairs there are four double bedrooms including the master bedroom with its dressing

area and en suite bathroom. Two further bedrooms have their own washbasins. One bedroom benefits from Strachan fitted units and wardrobes. The first floor also has a family bathroom with a separate shower unit. The upstairs rooms enjoy views of the countryside.

Outside

The property has a walled frontage shared with one other property. There is a garage with utility room to the rear and a parking space for up to three vehicles. The gardens are mostly to the side and extend more than 200ft to the west. They include a terrace for al fresco dining and a far-reaching lawn, bordered by mature trees. There are also raised beds which are ideal for growing vegetables.

Location

The small and well thought of village of Newton Tony is located eight miles north of Salisbury, surrounded by beautiful rolling countryside offering footpaths and cycle tracks. The village lies within a conservation area and the Winterbourne Downs Nature Reserve. Newton Tony has a village pub, primary school and village hall. Nearby Amesbury has everyday facilities such as supermarkets, shops and a doctors surgery. Salisbury offers excellent schools including Bishops Wordsworth and South Wilts Grammar Schools for boys and girls respectively, shopping, restaurants, cafés and leisure facilities.

Newton Tony is a well-connected village offering a number of train and car gateways to all areas of the south. Grateley mainline station, five miles away, provides direct services to London Waterloo twice hourly (1 hour 20 minutes), while the A303 offers connections by road towards the M3, London and surrounding points of interest. There are airports at Bristol, Bournemouth and Southampton.



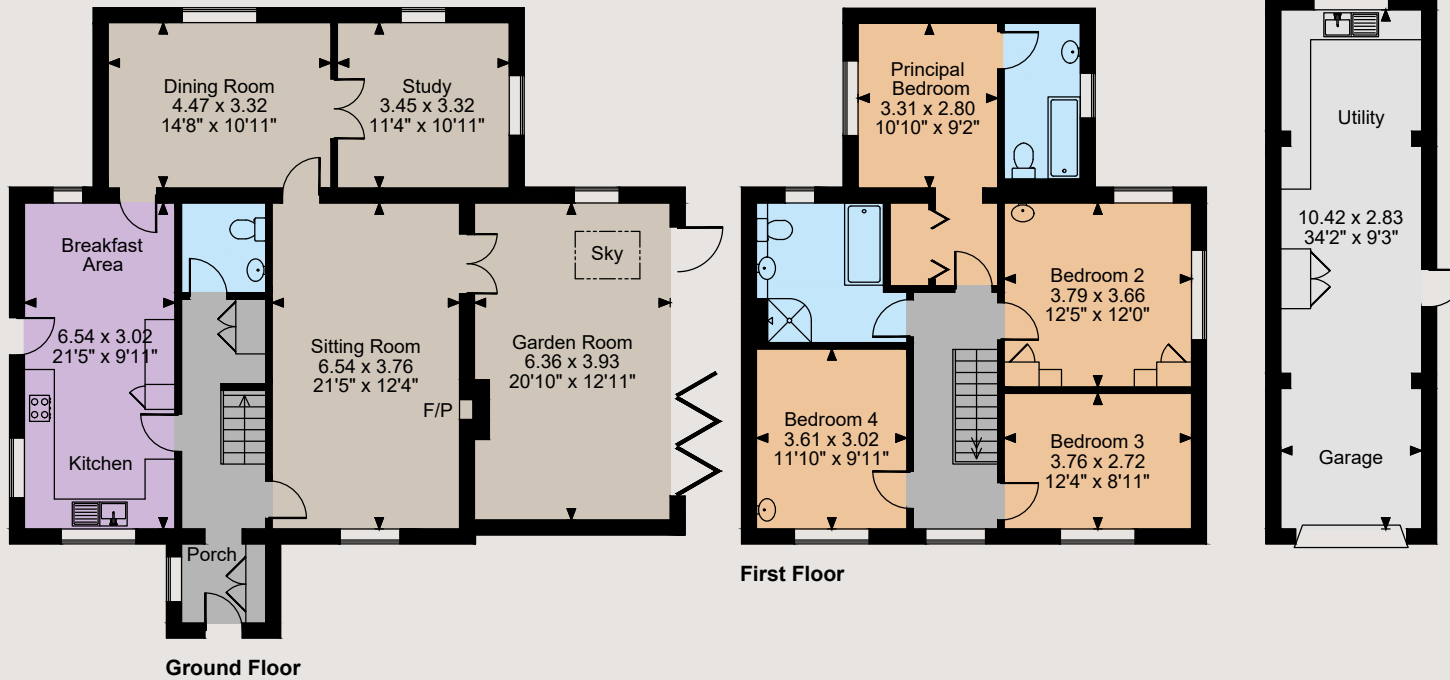
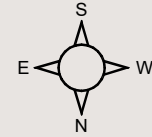


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Main House internal area 2,025 sq ft (188 sq m)

Garage internal area 317 sq ft (29 sq m)

Total internal area 2,342 sq ft (218 sq m)



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

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Directions

What3Words: ///starting.departure.lollipop
From Salisbury, take the A338 heading north for 6 miles, into the village of Allington, and then turn right opposite The Old Inn pub. Continue for a mile into Newton Tony, then turn left. You will find the property on your left shortly after.

General

Local Authority: Wiltshire Council
Services: Mains water, electricity and drainage.
Oil fired central heating.
Council Tax: Band F
Tenure: Freehold
Guide Price: £775,000

Salisbury

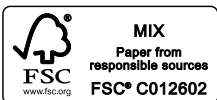
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