



Bridge House

Warminster Road, Stapleford, Salisbury, Wiltshire

**STRUTT
& PARKER**

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An attractive Grade II listed farmhouse with large outbuilding with approved planning

A detached 18th-century character home with three bedrooms, accompanied by a large thatched barn with approved planning permission for conversion into a three-bedroom family home. Set on 0.42 acres, it is in a sought-after village on the outskirts of Salisbury, close to local village, town, and city centre amenities.



3 RECEPTION ROOMS



3 BEDROOMS



2 BATHROOMS



INTEGRAL GARAGE



0.42 ACRES



FREEHOLD



**RURAL/
VILLAGE**



2,467 SQ FT



**GUIDE PRICE
£925,000**



The property

Dating from circa 1700 with later 1777 additions and formerly part of a long-established Wiltshire farm, Bridge House is an attractive rendered farmhouse offering sensitively modernised accommodation arranged in an L-shaped configuration over two floors. Retained period features include sash and casement glazing, exposed beams and original fireplaces.

Providing an ideal space for family living and entertaining, the ground floor accommodation flows from a welcoming entrance hall. It includes a large sitting room with high ceilings, a feature fireplace with a woodburner, bespoke storage, and a door to the garden. Adjoining this is a generous snug, also with a feature fireplace and woodburner. The spacious country kitchen has a range of wall and base units, an Aga, a feature lit well set into the floor and a generous neighbouring pantry. Further is a well-proportioned sun room with French doors to the garden and to the integral garage. Completing the ground floor facilities is a fitted utility room with en suite cloakroom. Stairs rise from the entrance hall to the first floor,

which offers a generous principal bedroom with built-in storage and an adjacent shower room. A staircase leads to a spacious landing, which could serve as a home office if required, and provides access to two further double bedrooms, both with built-in storage, as well as a large family bathroom.

Outside

Located on a 0.42 acre plot, the property is approached over a driveway providing private parking and giving access to the integral double garage and to a link-attached thatched barn extending to more than 1,150 sq. ft., which benefits from planning permission for conversion to a stunning family home comprising a ground floor study and open plan kitchen/dining room, two ground floor bedrooms and a first floor principal bedroom. The well-maintained south-facing walled garden is laid mainly to level lawn bordered by mature trees and flowerbeds and features a spacious terrace, ideal for entertaining and al fresco dining. A second garden area benefits from a small orchard and a large area of gently-sloping lawn.



Location

The property sits in the small hamlet of Serrington between Winterbourne Stoke, Fisherton de la Mere and Wilton, on the fringes of the Cranborne Chase. The property is surrounded by miles of public walks on Monarch's Way, a long-distance footpath, in surrounding countryside and on the banks of the River Till and River Wylfe. The small historic village of Stapleford has a parish church, village hall, garage with stores and a public house with restaurant. More extensive shopping, service and recreational amenities are available in Wilton, the cathedral city of Salisbury and the market town of Warminster.

Communications links are excellent: local buses connect Wilton, Salisbury and Warminster, while the A36 gives easy access to Salisbury, Southampton, Warminster, Bristol and Bath and links to the A303, in turn linking to the M3, M25 and M4 and providing fantastic connections east to London and South West to Somerset, Devon and Cornwall.

Salisbury station offers regular services to London Waterloo (90 minutes) and to major regional centres including Portsmouth, Southampton, Bristol and Exeter.

The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools.

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



Distances

- Wilton 4.8 miles
- Salisbury 7.4 miles
- Warminster 13.6 miles

Nearby Stations

- Salisbury (7 miles)
- Warminster (14 miles)
- Tisbury (13 miles)

Nearby Schools

- Great Wishford Primary School
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for girls
- Godolphin
- Chaffyn Grove
- Leehurst Swan
- Salisbury Cathedral School





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

House internal area 2,467 sq ft (229 sq m)
 Storage/barn internal area 1,151 sq ft (107 sq m)
 For identification purposes only.

Directions

Post Code: SP3 4LT
 ///what3words: thudded.sweep.handyman - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Oil fired central heating

Mobile phone/broadband coverage: Information can be found here [View mobile availability - Ofcom Checker](#)

Council Tax: Band G

EPC Rating: E

Planning: Prospective purchasers are advised to make their own enquiries of the local Planning Authority

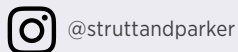
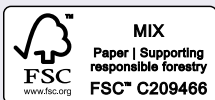
Salisbury

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