



EAST KNOYLE

Boatwrights
Estate Agents



ELM HOUSE

East Knoyle, Wiltshire, SP3 6DF

Summary Of Accommodation

Substantial & Imposing Village Home On Wiltshire / Dorset Border | Beautifully Presented Throughout | Over 2500 Sq. Ft. Of Flexible Accommodation Arranged Over Three Floors | Stunning Triple Aspect Open Plan Living Area | Superb High Specification Kitchen | Six Bedrooms & Three Bathrooms | Attractive Gardens Backing Onto Open Fields | Sun Terrace With Veranda | Double Garage & Ample Parking | EPC: D

The Property

Welcome, to Elm House.

Constructed in 1987 and occupying an enviable position within the highly sought after village of East Knoyle, this executive home offers a fantastic level of living space arranged over three floors.

Immaculately presented throughout, the highlights of this wonderful home include a stunning open plan living area incorporating a highly finished kitchen, boot room as well as a light and bright dining space.

Upstairs on the first floor are four excellent sized bedrooms two of them offering en suite facilities as well as a further family bathroom. On the second floor are two further bedrooms and a WC.

Services: Elm House is connected to mains water, electricity and drainage as well as offering a well maintained oil fired central heating system.

Local Authority: Wiltshire Council, Band F.

Tenure: Freehold

Viewings: Strictly by appointment, only with Boatwrights.
01747 859 359
www.boatwrights.co.uk





Location

The beautiful and typically English Village of East Knoyle is located on the Wiltshire/Dorset border with its surrounding area well known for its natural beauty and undulating countryside, yet is still extremely accessible, as the A303 is about two miles north of the village and provides access to the national motorway systems and airports via the M3 and access to the coast via the A350.

East Knoyle, the birthplace of one of England's best known historical architects Sir Christopher Wren also offers a range of amenities in the form of a well thought of public house The Fox & Hounds, the Church of St. Mary, community shop and post office as well as variety of clubs including a drama club and wine society. There are also a number of footpaths within the village to be enjoyed throughout the seasons.

The area is also very popular because of the excellent selection of schools at all levels. There are popular primary schools in the local villages and Salisbury has retained its grammar schools. Public schools in the area include Warminster, Port Regis, Bryanston, Sandroyd, Canford and Sherborne. Salisbury has the Cathedral School, Chafyn Grove, Leaden Hall and Godolphin.

The nearby towns of Shaftesbury and Gillingham and the large village of Tisbury located in the Nadder Valley have a range of services to cater for most everyday needs including a main line railway station from Tisbury to London (Waterloo).

Outside

Externally, the gardens at Elm House have been meticulously upgraded and maintained by the current owners.

With areas of established lawns, specimen trees, feature, colourful and vibrant planting and raised vegetable beds the gardens are truly exceptional.

The gardens face predominantly eastwards and present a simply stunning view of the neighbouring countryside.

The veranda, accessed via the open plan living area is an ideal space to entertain and dine alfresco as well as the terrace to the side offers a tranquil space to relax in.

To the front of the house is the off-road parking area as well as a double garage and a front garden that is mainly laid to lawn. An electric car charging point is present as well as a wood store and additional storage.

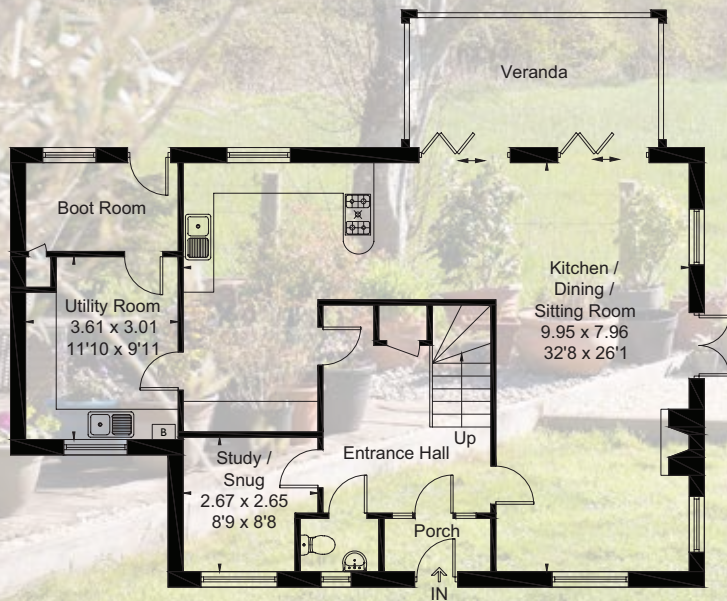




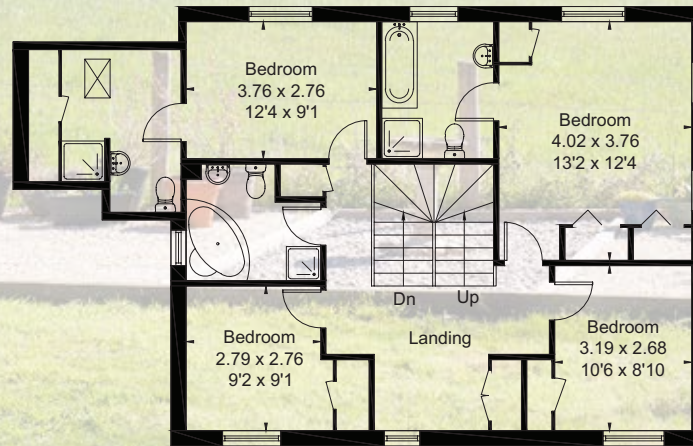
Approximate Floor Area = 216.1 sq m / 2326 sq ft
 Garage = 31.1 sq m / 335 sq ft
 Total = 247.3 sq m / 2661 sq ft



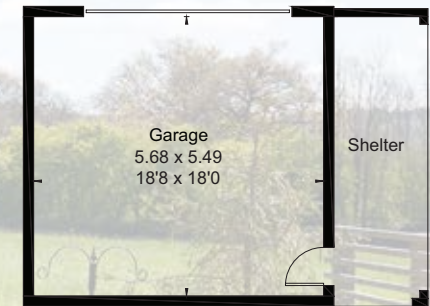
= Reduced head height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Important Notice

These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate. 25th April 2024

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