

Myddelton&Major

Field House

WINTERBOURNE EARLS





Field House, Hurdcott Lane, Hurdcott Winterbourne Earls, Wiltshire, SP4 6HL

- Detached Family House
- Three Reception Rooms
- Well-Appointed Kitchen
- Five Double Bedrooms
- Four Bathrooms
- Attractive South-Facing Garden
- Self Contained Annexe
- Double Garage
- Substantial Off-Road Parking
- Stunning Open View

The Property

Field House is a remarkable, immaculately presented and meticulously finished family home with a contemporary interior (including an updated pressurised heating system and new windows installed throughout the property in recent years). The substantial property extends to over c. 3,000 ft², all told, with a versatile layout that lends itself well to both family life and entertaining.

The front door opens to a welcoming and generously proportioned hall, with access to the drawing room, sitting room and kitchen. A particular highlight of the property is the impressive and modern open plan kitchen, with a spacious dining room/family area and bi-folding doors out to the terrace. The bay fronted dual aspect drawing room is an exceptional primary reception room, with attractive views over the garden out towards the south. A second reception room offers flexibility in its use, although lends itself perfectly for use as a sitting/family room, formal dining room or an office. Completing the ground floor is the study, utility room and a boot room.

The first floor is accessed via a smart oak staircase with glass balustrade and storage below. On this floor are four double bedrooms, two of which have en-suite shower rooms, and the family bathroom. The principal bedroom additionally features a generous walk-in wardrobe.

Linking the garage to the property is a boot room, accessible via the driveway, garden and utility room. Stairs here lead up to a studio/annexe, with its own kitchenette and shower room. The self contained annexe is ideal for use as a guest suite, or alternatively is perfect for providing independent living accommodation for dependent relatives or perhaps an Air BnB.

An impressive detached family home with a modern self contained annexe, attractive garden and delightful views over farmland.

Tenure: Freehold

Size: 2,693 ft²

EPC Rating: C (69)

Council Tax Band: G



5



3



4



10+

Services - Mains electricity, water and drainage. Oil fired central heating. Ofcom suggests broadband speeds of up to 1000Mbps are available and that all major mobile networks should have full coverage.

Salisbury Cathedral 5.5 Miles • Salisbury Station 5 Miles • Porton 1.5 Miles • Stockbridge 15 Miles



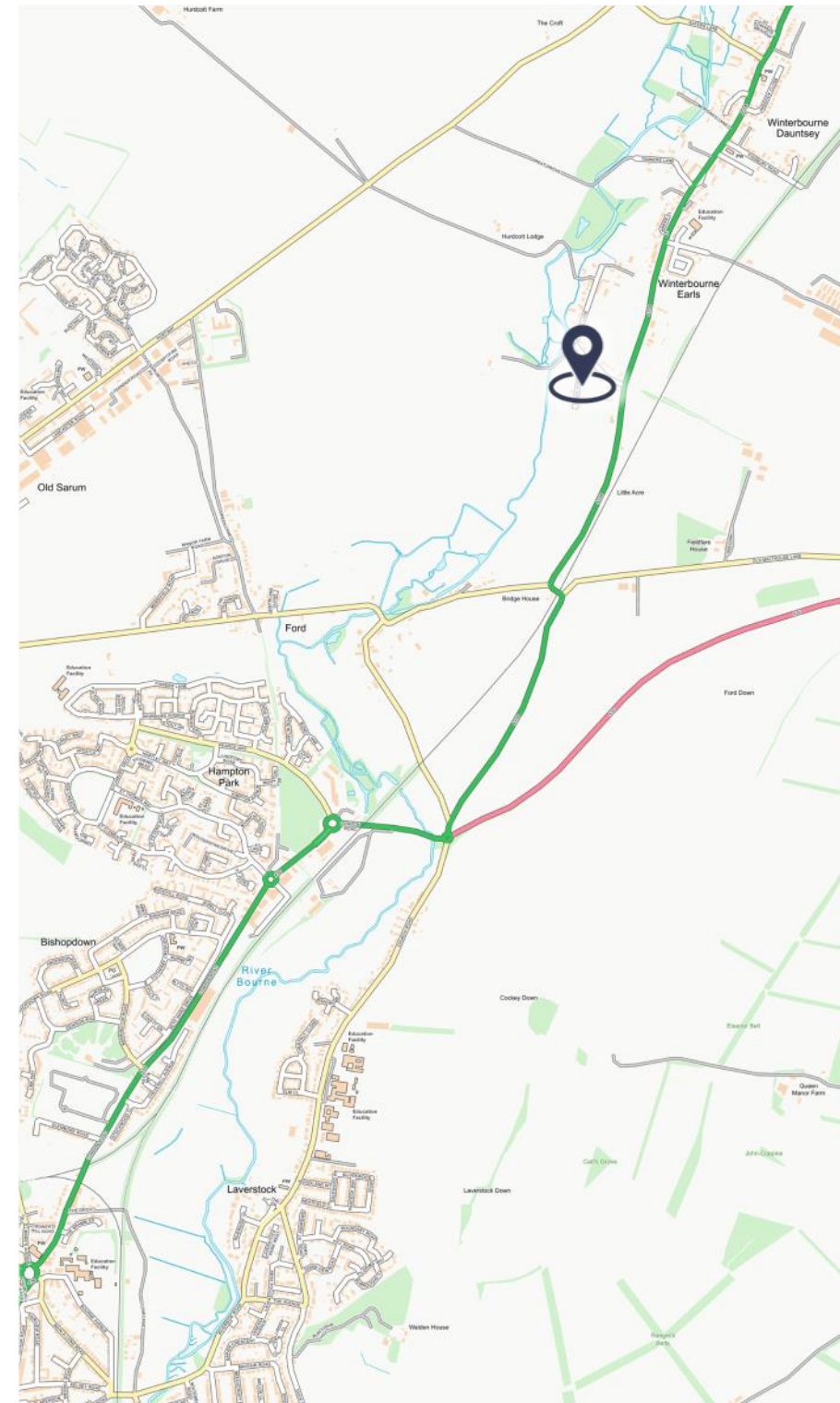
Outside

Externally, the property stands in good sized private gardens, which are well-manicured with well stocked flower beds and a generous terrace close to the house. Beyond the garden are lovely countryside views. The house is approached through electric double gates, with a further lawned area adjacent and a large gravel driveway providing secure off road parking for multiple vehicles, and access to the double garage.

Location

Hurdcott is a small Hamlet located in the heart of the Bourne Valley, situated approximately three miles north of the Cathedral city of Salisbury and on the Southern outskirts of the village of Winterbourne Earls. There is a regular bus service to the city centre, with a stop nearby to the property where Hurdcott Lane meets the A338. Winterbourne Earls, which interconnects with Winterbourne Dauntsey and Winterbourne Gunner, has an excellent range of facilities including churches, primary school, nursery school, cricket club and public house.

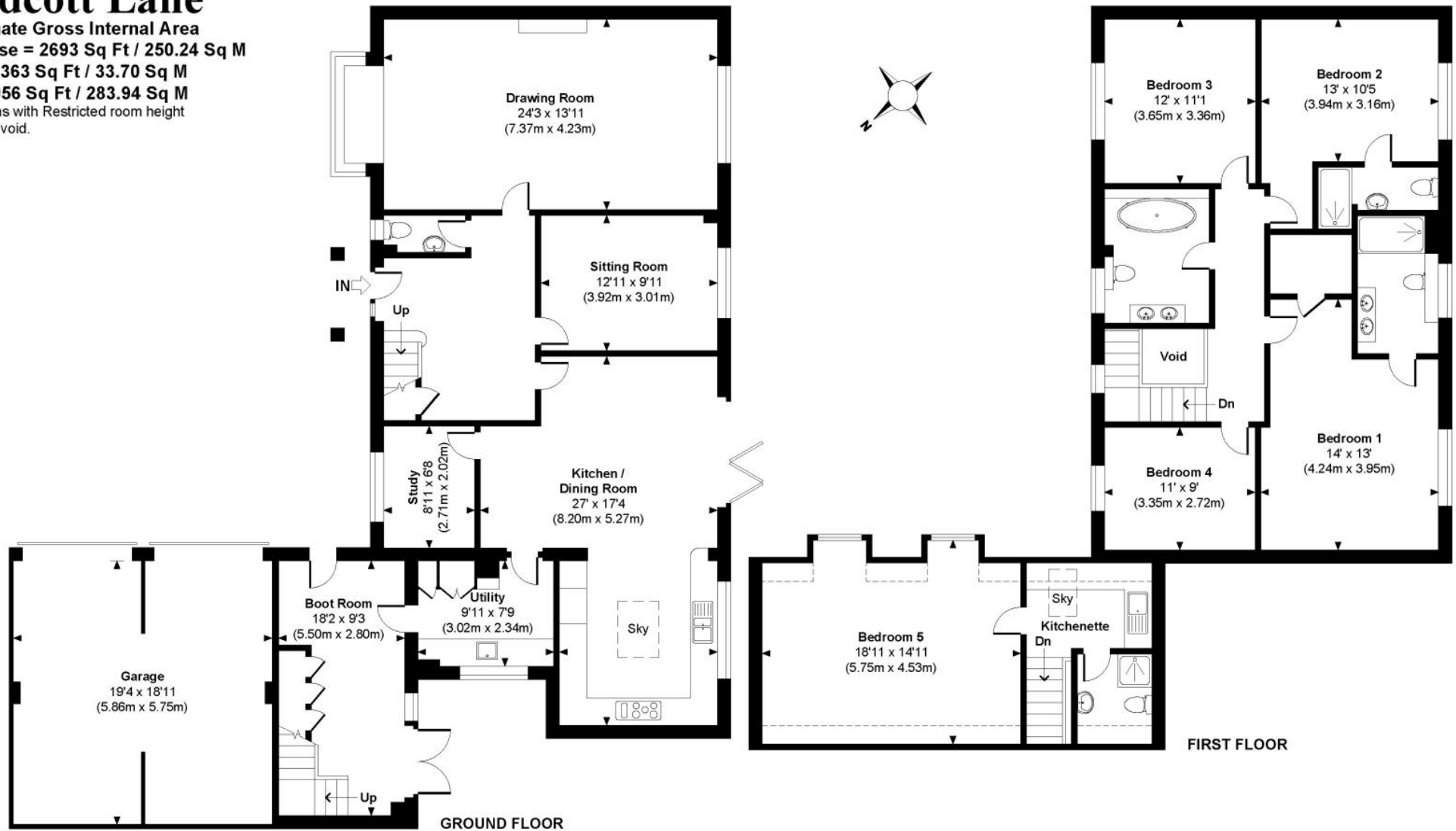
The Cathedral City of Salisbury, offers a further plethora of restaurants, shopping, and leisure facilities, in addition to a twice-weekly charter market and well-thought of Playhouse. The city is home to a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury, and its surrounding villages, have excellent road links to London and the West Country, Southampton and Bournemouth, plus direct trains to London Waterloo, Bristol and Bath from Salisbury mainline railway station.





Hurdcott Lane

Approximate Gross Internal Area
Main House = 2693 Sq Ft / 250.24 Sq M
Garage = 363 Sq Ft / 33.70 Sq M
Total = 3056 Sq Ft / 283.94 Sq M
 Includes areas with Restricted room height
 but excludes void.



Disclaimer Notice

Myddelton & Major and their clients give notice that:- i) they have no authority to make or give any representations or warranties in relation to the property, ii) these particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. iii) any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, Building Regulation or other consents, and, any services, equipment or facilities have not been tested by the agent. iv) the purchaser must satisfy themselves by inspection or otherwise.



49 High Street, Salisbury, Wiltshire SP1 2PD
01722 337 575 residential@myddeltonmajor.co.uk
www.myddeltonmajor.co.uk

Myddelton & Major



From city apartments to country houses
and everything in between