

# Myddelton&Major

Hamilton House  
TIDWORTH





## Hamilton House, Bullford Road, Tidworth, Wiltshire, SP97RZ

- 6 Bedrooms (Main House)
- 2 Bedroom Annexe
- 3 Receptions (Main House)
- 5 Star Rated 'AirBnB'
- High Ceilings, High Skirting
- Handmade Kitchen
- Fine Period Features
- Aga
- Substantial Light and Airy Rooms
- Fantastic Family Home

### The Property

Taking its name from the first Garrison Commander at Tidworth Garrison, General Archibald Hamilton, this stunning former rectory was built by the Army in the early 1920s. Offering substantial living accommodation the property also includes a modern two bedroom annexe set up as an 'AirBnB' rental, mature gardens to the front and rear, a large double garage and plenty of private off-road parking.

Entering the property through the porch you are immediately struck by the scale of the inside space. An impressive hall gives access to three large reception rooms and a kitchen/diner. The living room has a large bay window overlooking the front garden, impressive high ceilings and an inset woodburning stove. The dining room also has a large bay window with views out over the rear garden. It has an open fire which has a notable timber fire surround and mantle believed to be in its original state. High ceilings and tall skirting indicate are true to its period and the room is lovely and light. The study also features a large window over looking the front garden and an inset woodburning stove. A handy door gives access to the self contained annexe.

Throughout the ground floor high ceilings, tall skirting boards, picture rails and generous covings are notable period features.

The kitchen is very well designed and beautifully hand crafted in pine which could easily be painted to suit one's taste. A gorgeous green Aga sits in the middle of the kitchen supplying the true heartbeat to the house. There is plenty of storage, work space and a larder cupboard. Incorporated in the kitchen is a dining area and French windows leading out to a terrace perfect for outside entertaining.

The First floor comprises three large double rooms and a single, all complemented by a large family bathroom. The top floor comprises two more doubles and a further single room suitable for storage.

An outstanding opportunity to own a striking and substantial 7 bedroom country house with a 5 star rated 2 bedroom annexe set up as a 'AirBnB'

Tenure: Freehold

Size: 3950 ft<sup>2</sup>

EPC Rating: D (57)

Council Tax Band: F



8



4



3



6

**Services** - Main Gas, Electricity and Sewage are all connected to the property

Andover Station 9 Miles



Marlborough 14 Miles



Salisbury 15 Miles



A303 3 Miles





## The Annexe

The self-contained annex, which was added to the property in 1999, offers accommodation consisting of a sitting room, wet room and separate kitchen/diner on the ground floor. There are 2 bedrooms and a family bathrooms on the first floor. The Annexe is set up as a successful 5 star reviewed rental on Airbnb.

## Outside

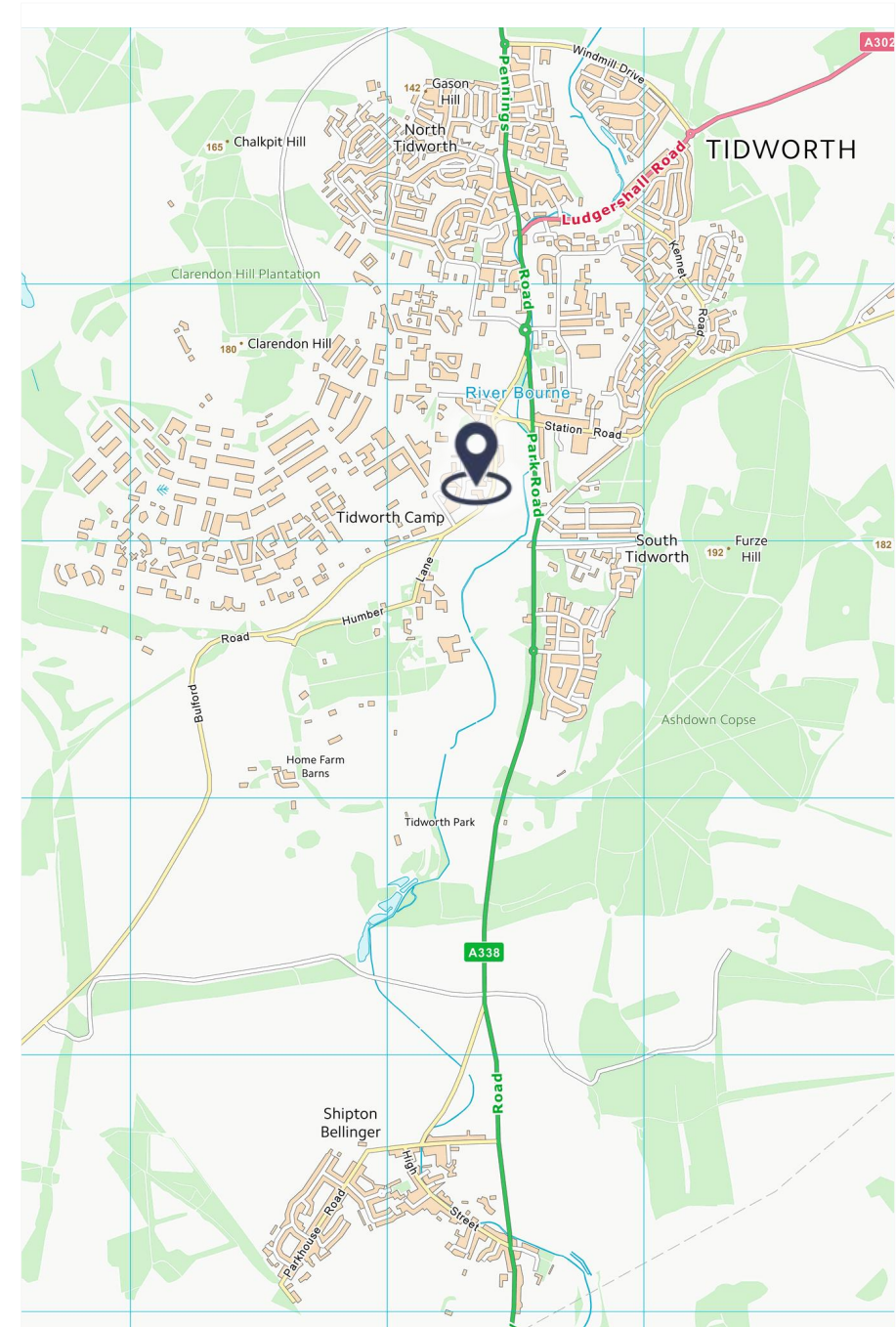
Hamilton House is approached from a quiet lane directly onto a gravel drive with parking for numerous vehicles. A modern double garage provides for plenty of dry outside storage and a rear garden gives plenty of potential for a productive vegetable garden or something similar. The gardens outside the kitchen and leading up to the annex entrance are beautifully planted with mature shrubs and specimen plants and small trees. The garden to the front is laid mainly to a large lawn bounded by mature trees and shrubs which offer a high degree of privacy to the property.

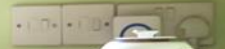
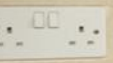
## Location

Set in the middle of the Wiltshire town of Tidworth on the edge of the expansive chalk downland of Salisbury Plain, Hamilton House is located within easy walking distance of all local amenities including a comprehensive range of shops and amenities including: two supermarkets (including a large Tesco), two vets, dentists, health centre, several schools, and nurseries. The cathedral city of Salisbury and the towns of Andover and Marlborough are easily accessible and offer a comprehensive range of shops and schools.

Hamilton House is well located for commuting with mainline stations at Grateley and Andover. Access to the A303, linking directly to the East and the M3 and Exeter to the West is just 3 miles away.

The area is well placed for public and private schooling with an excellent range of schools in the area including Bishop Wordsworth and South Wilts Grammar Schools in Salisbury and a number of private schools including: Marlborough College, St Marys Calne, Godolphin, Chafyn Grove, St Margarets, St Francis and Dauntsey's. Tidworth and Shipton Bellinger have primary schools with the highly regarded Wellington Academy to the east of town.

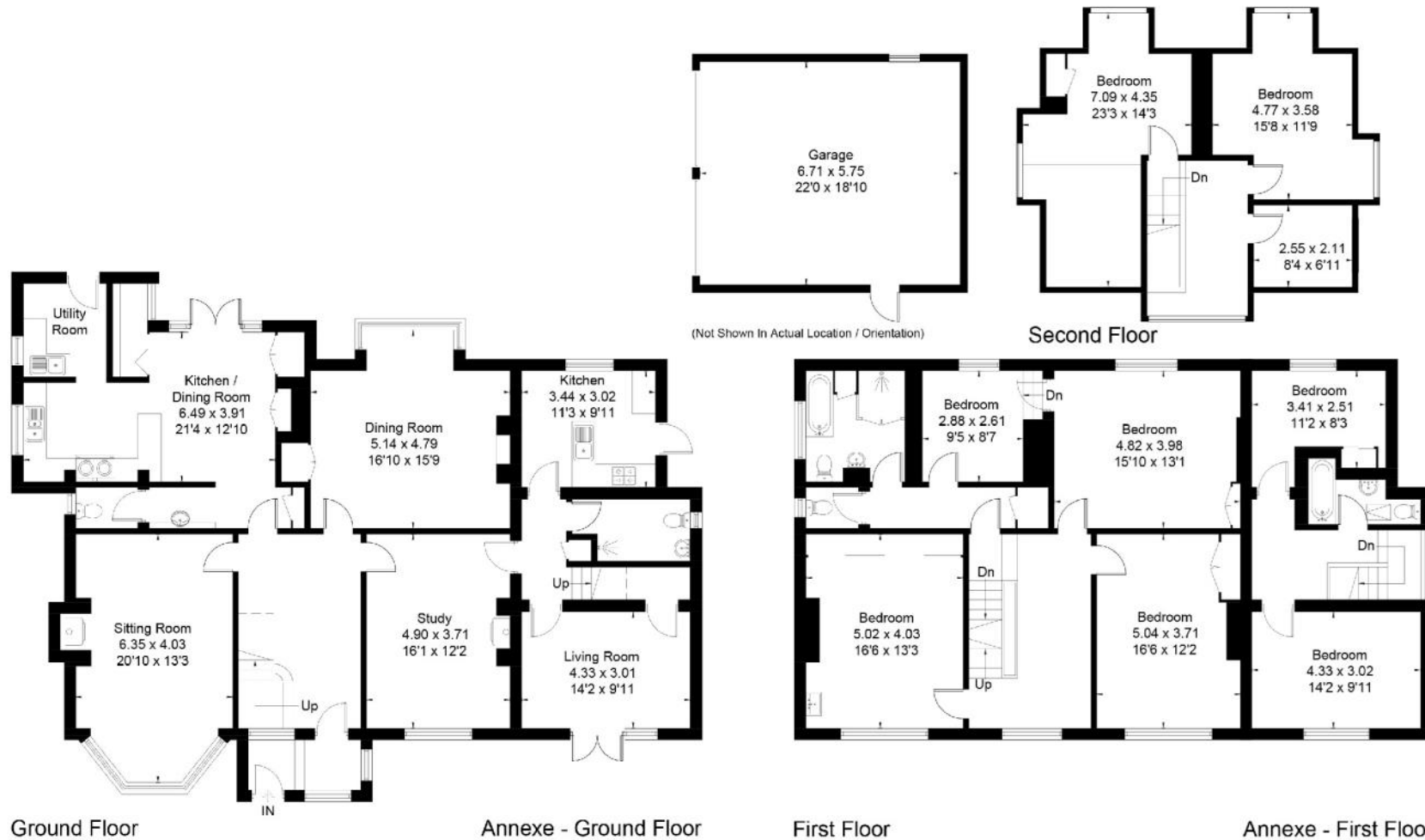








Approximate Floor Area = 367 sq m / 3950 sq ft  
 Garage = 38.5 sq m / 414 sq ft  
 Total = 405.5 sq m / 4364 sq ft (Including Annexe)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.  
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #65750

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