

Myddelton&Major

Number 3 Beechfield

NEWTON TONY





3 Beechfield, Newton Tony, Wiltshire, SP4 0HQ

- 5 Bedrooms
- 'Turn Key' Condition
- Ground Source Heat Pump
- Beautiful Gardens of 1/3 acre
- Fantastic Outside Entertaining
- 3 Bathrooms
- Off-road Parking & Garage
- EV Charging Point
- Large Part Converted Attic
- Highly Popular Village

The Property

3 Beechfield is a beautifully presented five bedroom family home. Finished in an almost 'as new' condition the property has light and spacious accommodation and enjoys a fabulous outlook over the extensive gardens and rural views beyond.

The property is set behind tall evergreen hedges with a gravel drive which winds around to the side of the house providing plenty of space for parking. A front porch leads through to a central hall which has reception rooms either side, one is a well placed and large study with views to the front drive, the other is a formal dining room which looks through double doors with parliament hinges to a very well appointed modern kitchen with a central island/breakfast bar and above and below counter storage with timber and polished granite worksurfaces. A spacious utility/boot room echoes the clean design of the kitchen and has an internal door leading to the garage and an outside door to the garden. The kitchen has wonderful views out to the garden and beyond and has double doors leading to the spacious and light sitting room. The sitting room is a wonderfully spacious living space and has bifold doors leading to the terrace and garden beyond and once again, a wonderful outlook, an inset woodburning stove provides secondary heat to the room.

Upstairs, to a large galleried landing, there are five double bedrooms and three very well appointed bathrooms (two are ensuite). There is easy space on the landing to access the attic which has an enormous amount of space with very good head heights, velux windows have already been fitted, and it is thought that this space could be further converted (subject to the usual consents).

A wonderful opportunity to own an immaculate and spacious 5 bedroom home sitting in gardens of c1/3 acre, gorgeous views, parking, garage and in a highly sought after village.

Tenure: Freehold

Size: 2367 ft²

EPC Rating: C (69)

Council Tax Band: D



5



3



3



6

Services - Mains water, sewage and electricity are connected plus a ground source heat pump.

Ofcom suggest broadband speeds of: 80mbps are available.

Salisbury 9.5 Miles



Grateley Station 5.3 Miles



Andover 12 Miles



A303 5.4 Miles











Outside

The gardens are a real asset to the property, amounting to circa 1/3 acre in total and there is plenty of lawned space. The main garden is west facing and comprises of; an outstanding tiled terrace with a fully retractable fixed frame awning, a contemporary garden pond, newly built timber outbuilding, and a stunning open sided circular arbour with cedar shingle roof which draws the eye down the garden. There are a number of well stocked mature beds and a highly productive vegetable garden with further outbuildings. The views are open and beautiful and take in a neighbouring paddock and mature trees. A gravel drive to the front of the property is set behind a mature evergreen hedgerow interspersed with fruit trees giving a high degree of privacy and pretty blossom in spring. The drive leads up to the house and provides plenty of parking and continues around to the side of the house where there are timber gates leading to the main garden. There is an EV charging point set to the front of the house.

Location

Newton Tony is an attractive, social and highly sought after village which lies within a conservation area and abuts the RSPB Winterbourne Downs Nature Reserve. Within the village is a bus stop with regular buses to Salisbury and Tidworth, a village church, primary school and a village Memorial Hall. There is a very well thought of public house, The Malet Arms which is within easy walking distance of the house. There are further ranges of shopping, educational, leisure and cultural facilities at both Amesbury (6 miles) and Salisbury (10 miles). Grateley railway station has trains to London Waterloo lying only 5 miles away. There is also good access from the village to the A303 giving access to both London and the West Country.



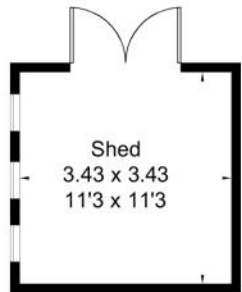
Approximate Floor Area = 219.9 sq m / 2367 sq ft

Garage = 21.6 sq m / 232 sq ft

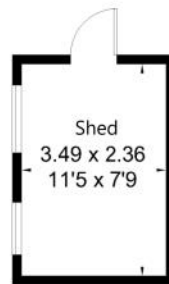
Outbuilding = 8.1 sq m / 87 sq ft

(Excluding Shed / Greenhouse)

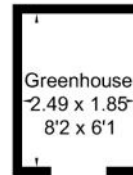
Total = 249.6 sq m / 2686 sq ft



(Not Shown In Actual
Location / Orientation)

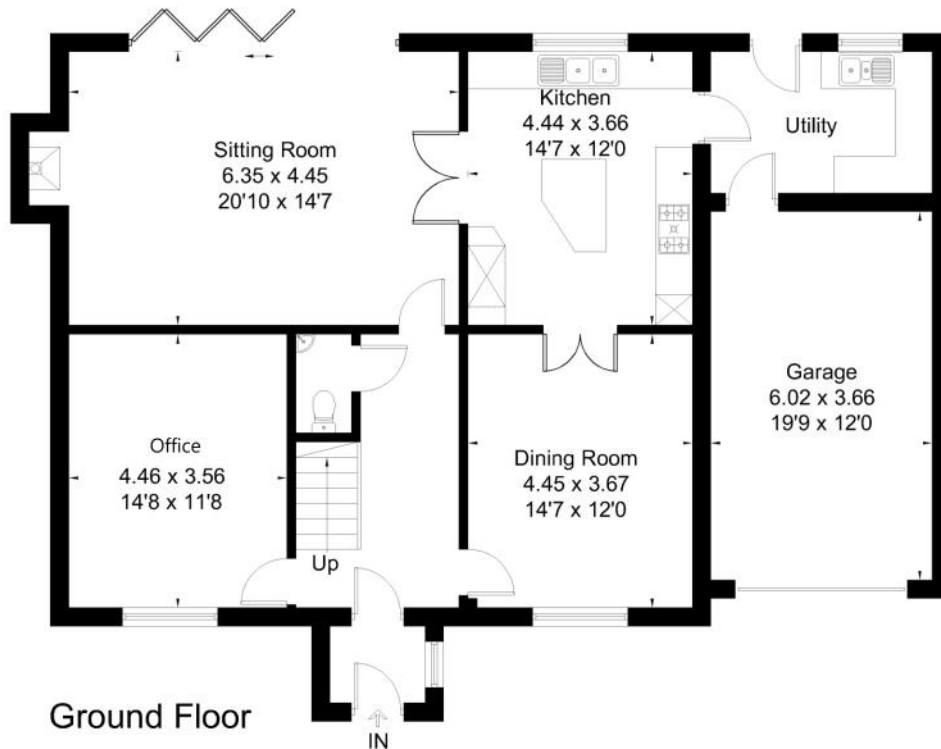


(Not Shown In Actual
Location / Orientation)



(Not Shown In Actual
Location / Orientation)

= Reduced head height below 1.5m



Ground Floor



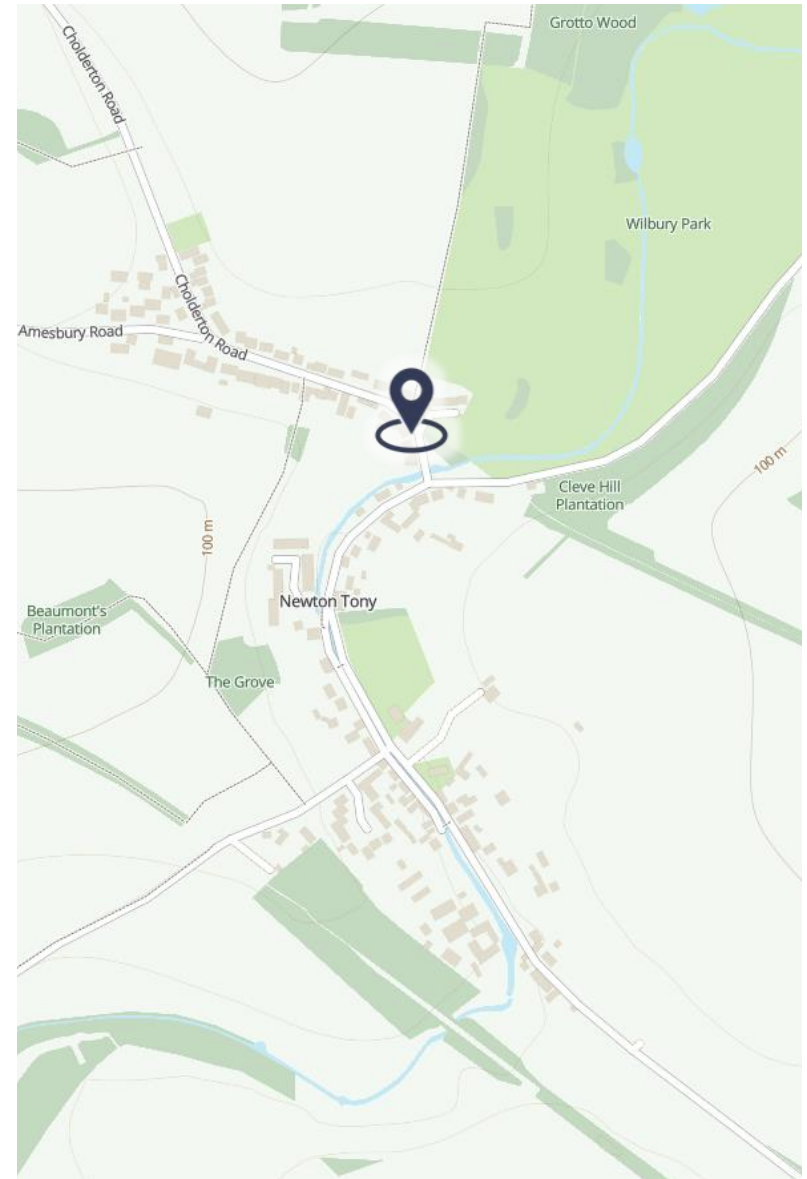
First Floor



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 #68936





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