

Myddelton&Major

The Stables
Netherhampton Farm
SALISBURY





The Stables, Netherhampton Farm, Salisbury, Wiltshire, SP2 8PU

- Hand cut natural Lincolnshire stone
- Exceptionally energy efficient
- Main House 3,271 sqft
- Integral double garage 390 sqft
- 0.5 Acre garden plot
- Views over the River Nadder

The Property

This impressive family home offers generously proportioned accommodation arranged over two floors. The welcoming entrance hall leads to the majority of the ground floor accommodation.

The spacious living room/dining room is located in the centre of the house. The kitchen is located at the rear of the house to provide immediate access to the rear garden and terrace which benefits from wonderful views to the water meadows. In addition, there is a home office, snug, cloakroom and a large utility room.

On the first floor are five bedrooms, four of which are doubles. Two of the bedrooms have en suite shower rooms and there is also a family bathroom accessible from the first floor landing.

The fittings will be of exceptional quality and it is anticipated that prospective purchasers will be involved in the quality and style of the finish.

Outside

The house is situated in a plot of 0.5 acres approx. There is an integral double garage off a gravelled driveway.

An impressive new build house lying over the site of the original stable block set in 0.5 acres of garden with views over the water meadows and River Nadder

Tenure: Freehold Size: 3,661 ft² (including garage) EPC Rating: TBC Service Charge: Applicable

Services - Mains electric, water and drainage. Solar panels and air source heat pump BT Broadband available



5



3



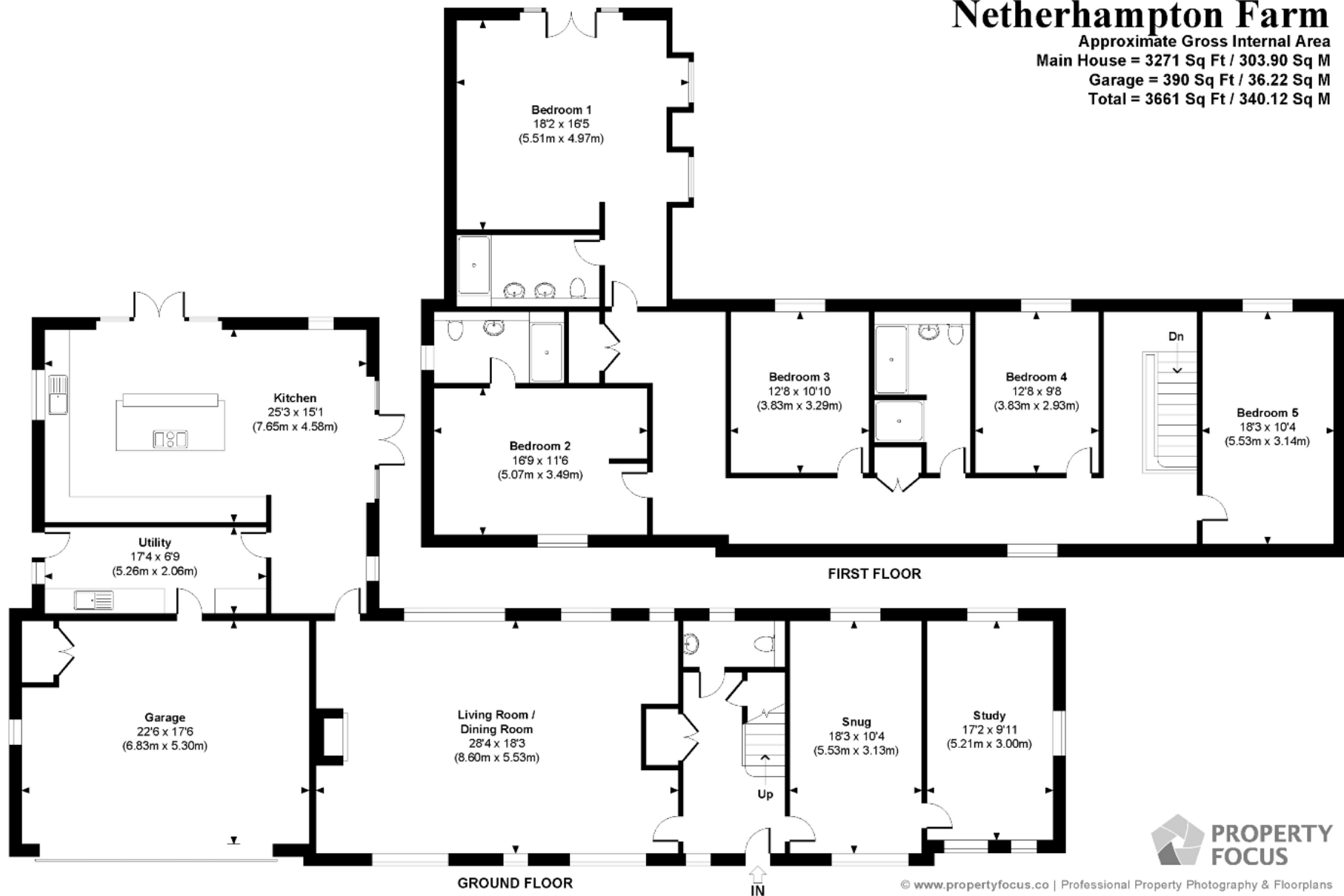
3



4

Netherhampton Farm

Approximate Gross Internal Area
Main House = 3271 Sq Ft / 303.90 Sq M
Garage = 390 Sq Ft / 36.22 Sq M
Total = 3661 Sq Ft / 340.12 Sq M



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.

© www.propertyfocus.co | Professional Property Photography & Floorplans
This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.



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

Myddelton & Major