

Myddelton&Major

October House

NEWTON TONY





October House, Newton Tony, Wiltshire, SP4 0HF

- Four Bedrooms
- Three Receptions
- Circa 1/3 Acre Plot
- Garden Room
- 2100sqft of Accommodation
- Large Garage
- Centre of Popular Village
- Close by to the Village Pub
- Excellent Commuter Links
- Lovely Garden Views

The Property

Set in lovely gardens of nearly a third of an acre, October House is one of two detached houses set behind a private walled frontage, it offers four bedrooms and extensive ground floor accommodation. The property is very well presented and ready for the next owner to move straight in.

On entering the property the hallway has an attractive wood floor and leads to the main reception room, downstairs WC and through to the kitchen. The kitchen is well appointed with plenty of above and below counter storage with a polished granite worksurface with inset electric hob and butler sink. There is also room for a kitchen table. A large formal dining room is located next to the kitchen and has a study with lovely views across the garden situated right next door.

The ground floor flows really well and the dining room also opens through to a formal sitting room with an attractive wood floor and inset woodburning stove. A newly built garden room, usable all year round marries the inside accommodation with the gorgeous long view up the garden through bifold doors which open out onto a significant sandstone paved terrace.

Upstairs there are four double bedrooms and two bathrooms, one of which is an ensuite. All bedrooms have lovely views over the gardens, village playing field and church.

A lovely four bedroom family home set in a large plot of circa 1/3 acre and located in a popular and thriving village with excellent commuter links.

Tenure: Freehold

Size: 2112 ft²

EPC Rating: D (62)

Council Tax Band: F



4



3



2



3

Services - Mains water, sewage and electricity are all connected, Oil Fired CH and Hot water.

Ofcom suggest broadband speeds of: 80mbps are available.

Salisbury 9.5 Miles



Grateley Station 5.3 Miles



Andover 12 Miles



A303 5.4 Miles

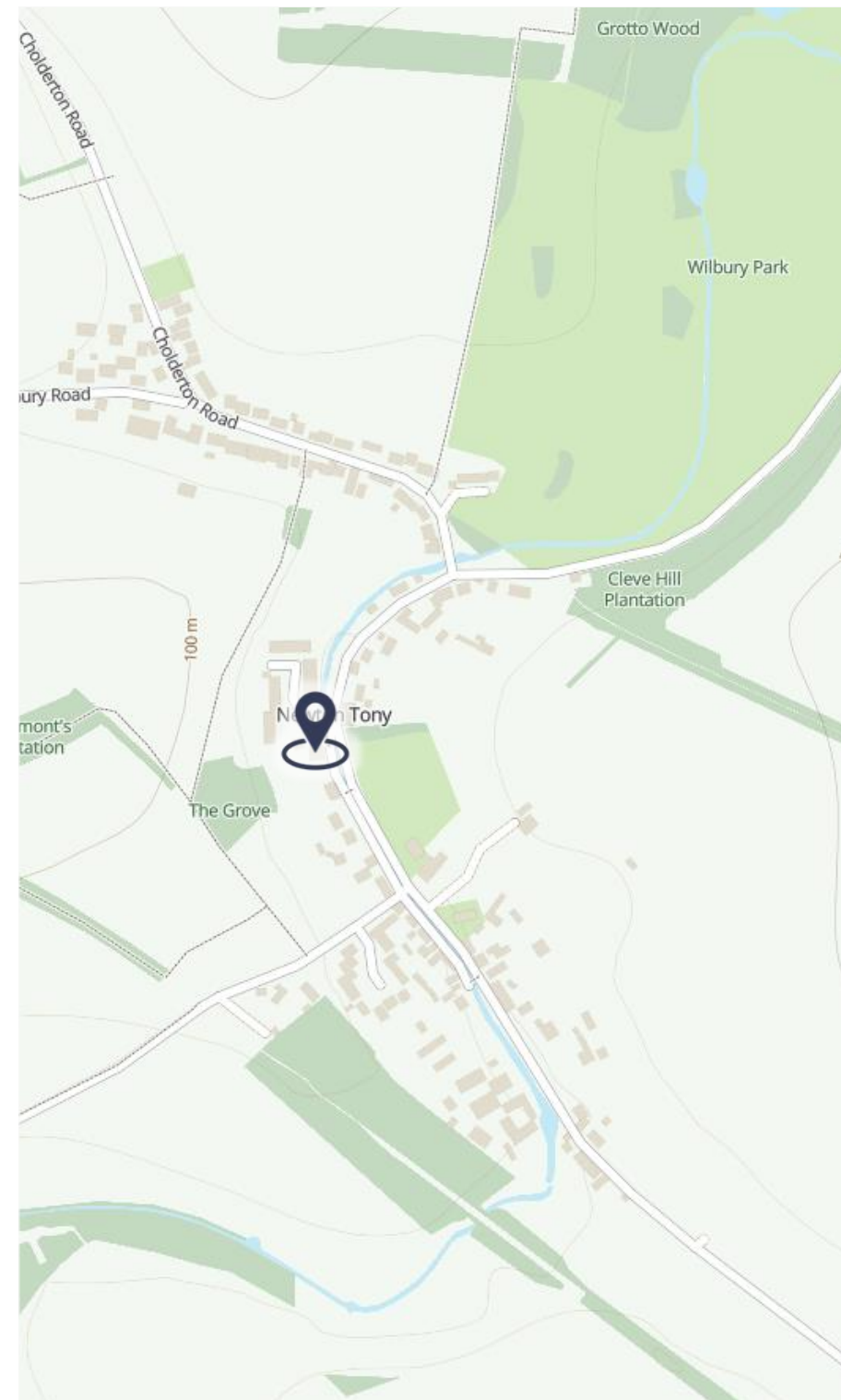


Outside

The property is approached via a gravel drive within a private walled plot containing only two houses. There is parking for three vehicles including a large garage, half of which is currently used as a substantial utility room. The main gardens are particularly attractive and west facing, they extend from an attractive and substantial sandstone terrace for some 60 metres towards a slight incline giving a long view towards established woodland. The garden is mainly laid to lawn but features well stocked beds and mature trees, it borders open meadow to the southern boundary.

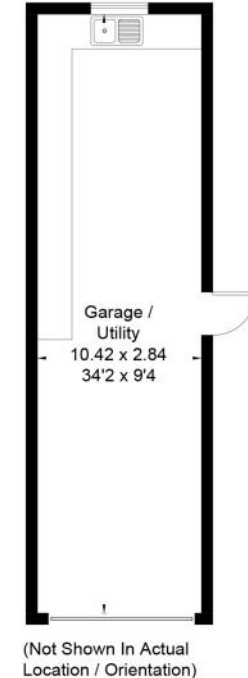
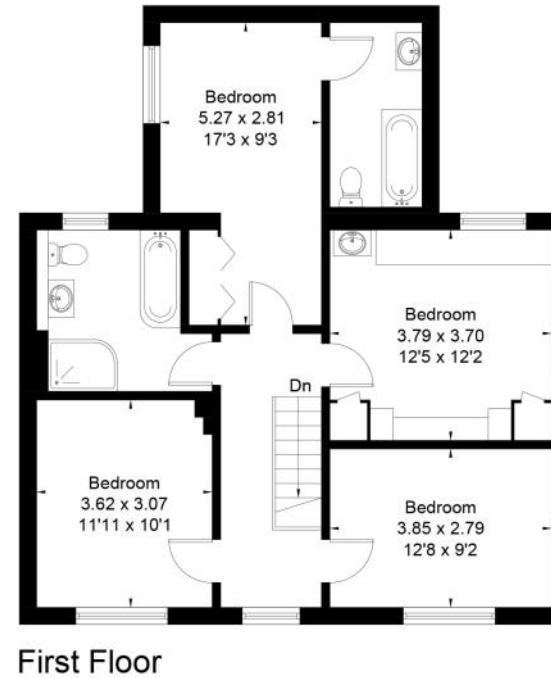
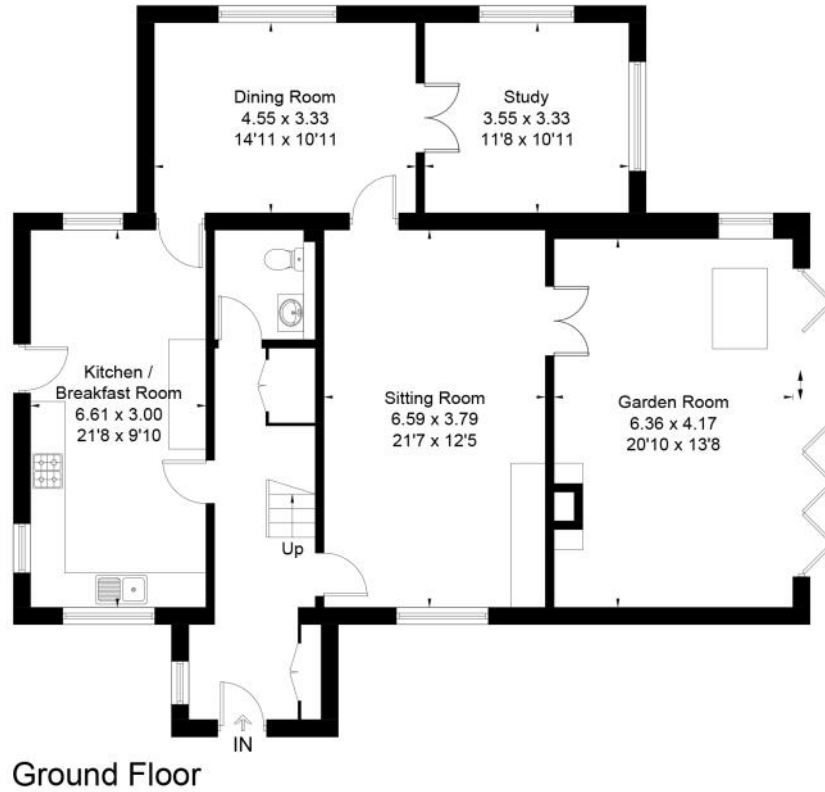
Location

Newton Tony is idyllic village located off main roads with a strong local community. The village 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. Comprehensive shopping, educational, leisure and cultural facilities can be found 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 = 196.2 sq m / 2112 sq ft
 Garage / Utility = 29.6 sq m / 319 sq ft
 Total = 225.8 sq m / 2431 sq ft



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 #71269

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

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