

Myddelton & Major



Fairfield

WINTERBOURNE EARLS





Fairfield, Main Road, Winterbourne Earls, Salisbury, SP4 6HJ

- Six Bedrooms
- Period Features and Proportions
- Hard Tennis Court
- Handmade Kitchen
- Double Entrance
- Four Receptions
- Circa 1.35 acres
- Triple Garage
- David Salisbury Orangery
- Lovely Rural Views

The Property

Set in a plot of circa 1.35 acres and offering 6 bedrooms, games room, large garage, tennis court and wonderful views over towards Old Sarum airfield and Sarum Castle beyond is the beautiful country residence of Fairfield. The key part of the house was built in 1902 using an attractive mix of red brick and lime mortar with a slate roof, with an abundance of period features and proportions throughout the majority of the house.

The grand front door leads through to a lobby and on to a large entrance hall with pretty tiled floor. As one would expect with a house of this period, the main reception rooms are located to the left and the right of the hall. The drawing room is large and has two bay windows incorporating large sash windows, one of which leads through to a stunning David Salisbury Orangery with views across the garden. The sitting room is also dual aspect with large bay window and leads through to the large open plan kitchen with plenty of space for a kitchen table. The handmade kitchen is thought to be by Smallbone of Devizes and has a large island, with a good range of high and low level units and a stunning polished granite work surface. Completing the ground floor accommodation is a boot room, larder and utility room with doors leading both to the drive and the garden. An elegant staircase leads up to a wide landing which runs for the length of the original part of the house, with 6 double bedrooms (the principal bedroom has a large en suite bathroom), family bathroom and cloakroom.

The first floor also gives access to the large, two storey games room, (with a spiral staircase) that has space for a snooker table and extensive display cabinets on the first floor, and a workshop with a door to the drive on the ground floor. It is felt that the games room could easily be converted into an annexe, if required, subject to the necessary consents.

A six bedroom period country house set in approximately 1.35 acres, with tennis court and large garage.

Tenure: Freehold

Size: 4,677 ft²

EPC Rating: D (56)

Council Tax Band: H



6



4



2



6+

Services - All mains services are available. Ofcom suggests broadband speeds of up to 1000 Mbps and that most major mobile networks should have full connectivity outdoors.

Salisbury Station 3.9 Miles • Porton 2.5 Miles • Stockbridge 13.2 Miles • Salisbury Cathedral 3.7 Miles









Outside

Fairfield is set centrally within its plot with a large, in and out, driveway leading to the two garages (both with power and light and one with a cloakroom) with plenty of parking in front. The remarkably peaceful and private grounds have been mainly laid to lawn with mature specimen trees, shrubs and bushes and are enclosed with fencing, walls and mature hedging. There are plenty of areas for sitting out and external sitting and dining, along with a hard surfaced tennis court. It is felt that there is plenty of scope for the grounds to be landscaped into a multitude of different uses.

Location

Located in the heart of the Bourne Valley, Winterbourne Earls is situated approximately three miles north east of the Cathedral city of Salisbury. The village interconnects with Winterbourne Dauntsey and Winterbourne Gunner, and has an excellent range of facilities including churches, primary school, nursery school, cricket club and the popular Winterbourne Arms public house.

The local area offers many popular schools, both private and state, including: Godolphin, Dauntseys, Warminster School, Clayesmore, Port Regis, Sandroyed, Salisbury Cathedral School, Chafyn Grove, Bishop Wordsworth and South Wilts Grammar Schools.

Racing is available at Salisbury Racecourse and golf at South Wilts Golf Club, High Post and Rushmore. This area is well renowned for its fishing on the River Avon, Nadder, and Test.

Salisbury with its wide range of shops, restaurants, arts and recreational activities, offers a direct train service to London Waterloo (journey time from 85 minutes). The A303 is approx. 6 miles to the north and provides access to the south west and London via the M3.







Fairfield

Approximate Gross Internal Area = 434.5 sq m / 4677 sq ft

Attic = 30.7 sq m / 330 sq ft

Outbuilding = 87.7 sq m / 944 sq ft

Total = 552.9 sq m / 5951 sq ft

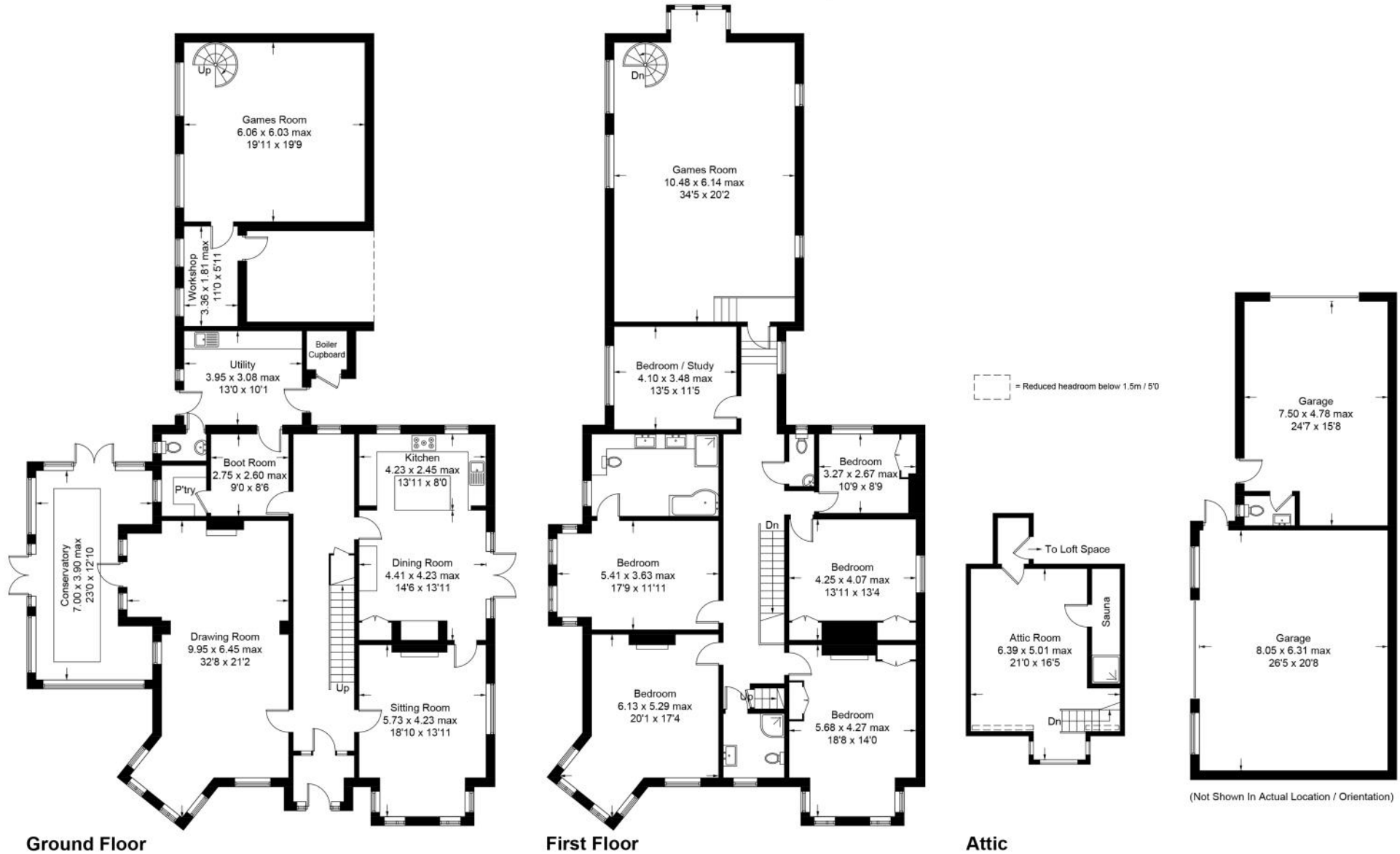
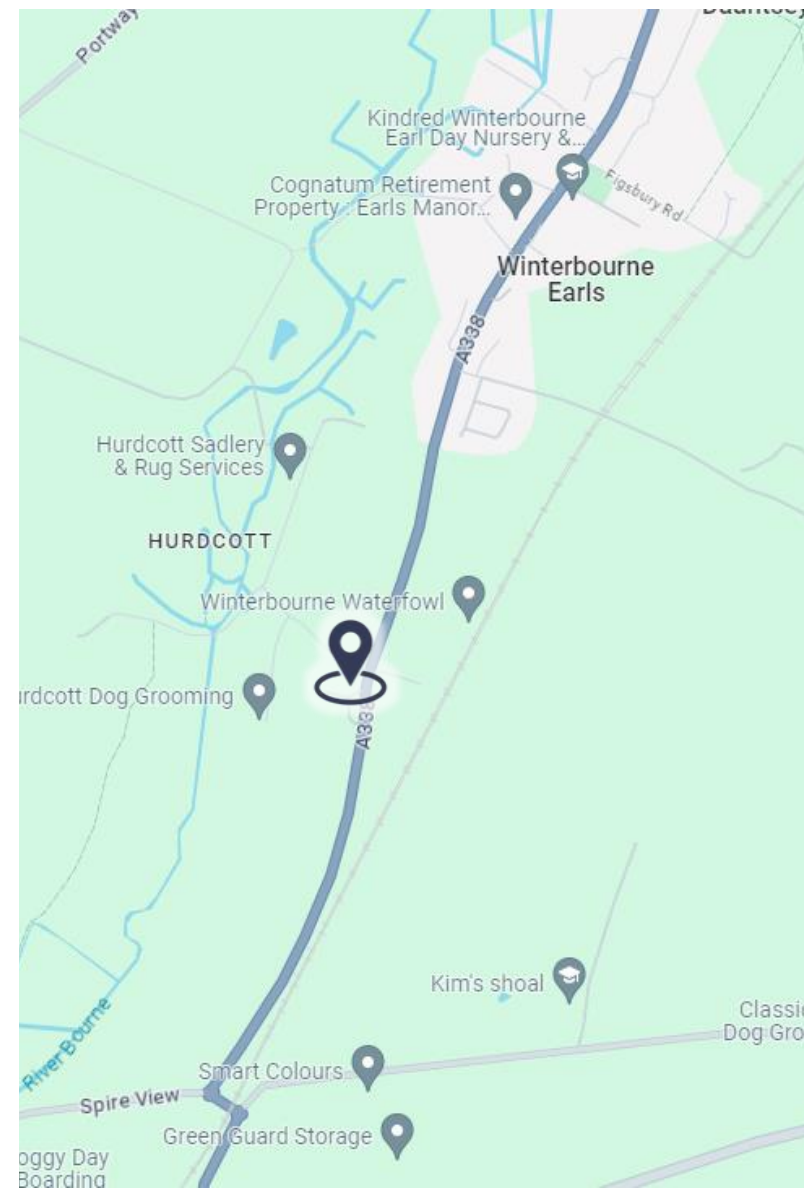
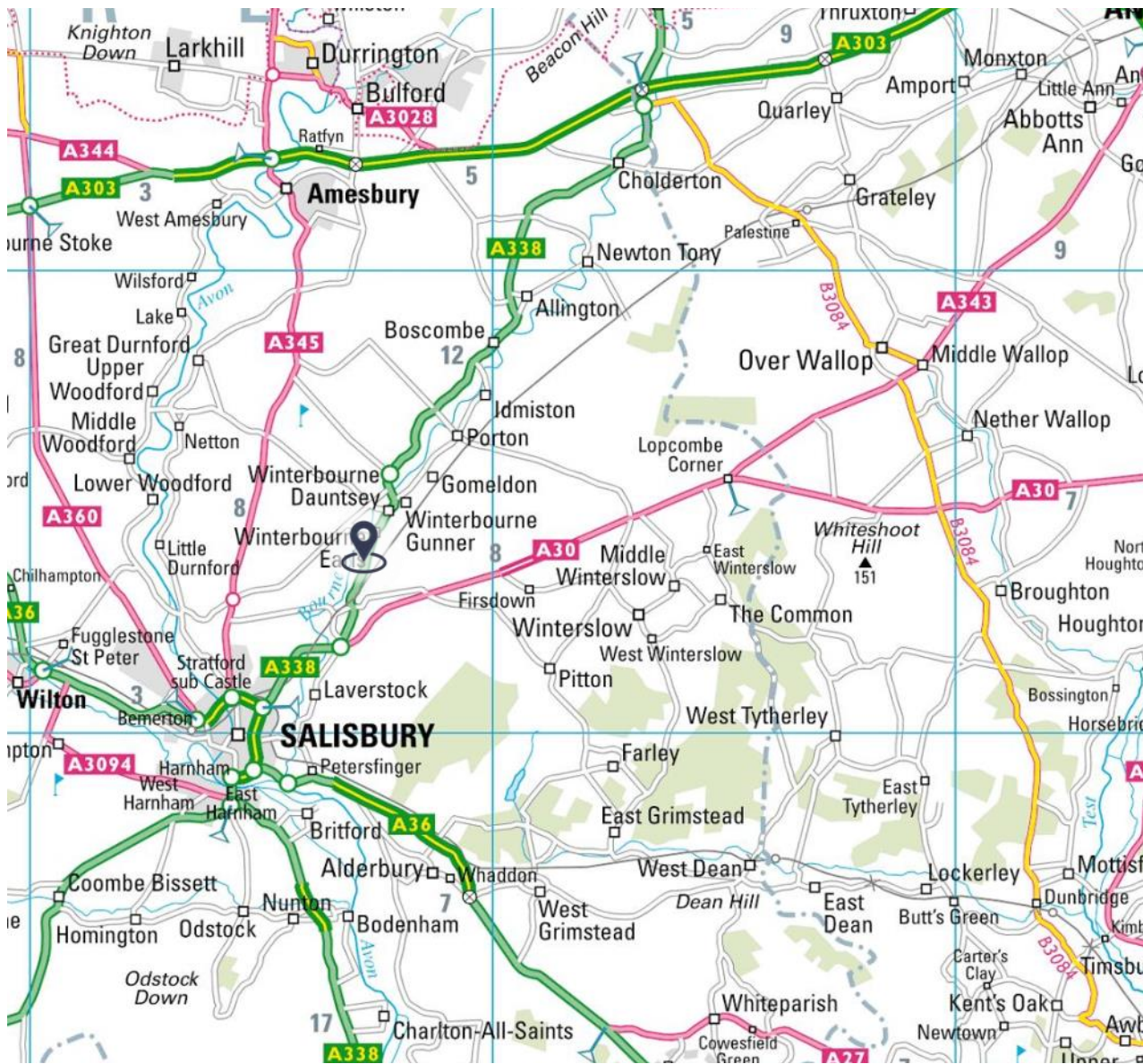


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1097189)



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