

# Myddelton&Major

The Beeches  
SUTTON MANDEVILLE









## The Beeches, Sutton Mandeville Salisbury, Wiltshire, SP3 5NL

- Outstanding Southerly Views
- Four Bedrooms
- Four Receptions
- Garden Room
- Off-Road Parking
- Flexible Living
- Separate Double Garage
- Plot of circa .5 acre
- Sought after location
- Close to the Fovant Cap Badges

### The Property

The Beeches is a wonderful four bedroom country home offering flexible living with bedrooms on both floors and the most spectacular outlook to the south over to Prescombe Down. Facing almost exactly due south, the property is very well presented and benefits from lovely light accommodation which flows well.

The front door opens into wide hall off which most of the accommodation is situated, to the right double doors open into a formal dining room with a view out over the drive, on to a large well appointed kitchen which has plenty of above and below counter storage and space for a kitchen table. A utility room is located right next to the kitchen and has an outside door.

Back through to a main sitting room which is dual aspect and has a wood burning stove, on through to a large recently built garden room featuring outstanding views to the south all year round, there are double doors leading out to the paved terrace and garden beyond.

On from the hall there are two double bedrooms the largest of which has plenty of storage and enjoys lovely views and glazed doors leading to the terrace. There are two bathrooms also set on the ground floor and a study, again with views.

Upstairs there are two double bedrooms with views and two bathrooms, one of which is ensuite.

An outstanding four bedroom country home offering flexible living with off-road parking, a double garage and glorious southerly views

Tenure: Freehold

Size: 2,240 ft<sup>2</sup>

EPC Rating: D (62)

Council Tax Band: F



4



3



4



6

**Services** - Mains Water and Electricity are connected, CH via oil fired boiler. Waste via septic tank. Ofcom suggests that ultrafast broadband is available and that most mobile networks have good coverage outside.

Shaftesbury 9 Miles



Salisbury 12 Miles



Railway -Tisbury 4.5 Miles



A303 3.9 Miles





















## Outside

The gardens, position and views are a real selling point of the property. The Beeches is set behind electric gates from the road, there is plenty of parking on a gravel drive which leads up to the separate double garage. There is easy access to the main garden to the side of the property and a large paved terrace is attached to the southern side of the house providing an excellent outside entertaining area.

The gardens are mainly laid to lawn and face almost exactly south revealing, stunning, long and open views. The gardens are abounded by mature hedgerows and a row of mature trees to the western edge, in the winter months light is retained in the house as the leaves fall off the trees and the view opens up even further.

## Location

The Beeches is set in a wonderfully rural and popular part of West Wiltshire. The local area is highly picturesque with very pretty Chilmark stone villages all around. The ever popular village of Tisbury is only a few miles to the North and provides mainline rail services to Exeter and London. Tisbury offers a range of independent shops; including a florist, delicatessen, fishmonger and butcher as well as a Co-Op and chemist. Local places to eat and drink include, the Pythouse Kitchen Garden shop and restaurant, The Horseshoe at Ebbesbourne Wake, The Royal Oak in Swallowcliffe and The Beckford Arms at Fonthill Gifford. The Fovant Badges are located a few miles to the east, they are hillside chalk carvings of World War One regimental cap badges created by soldiers stationed close by during the great war.







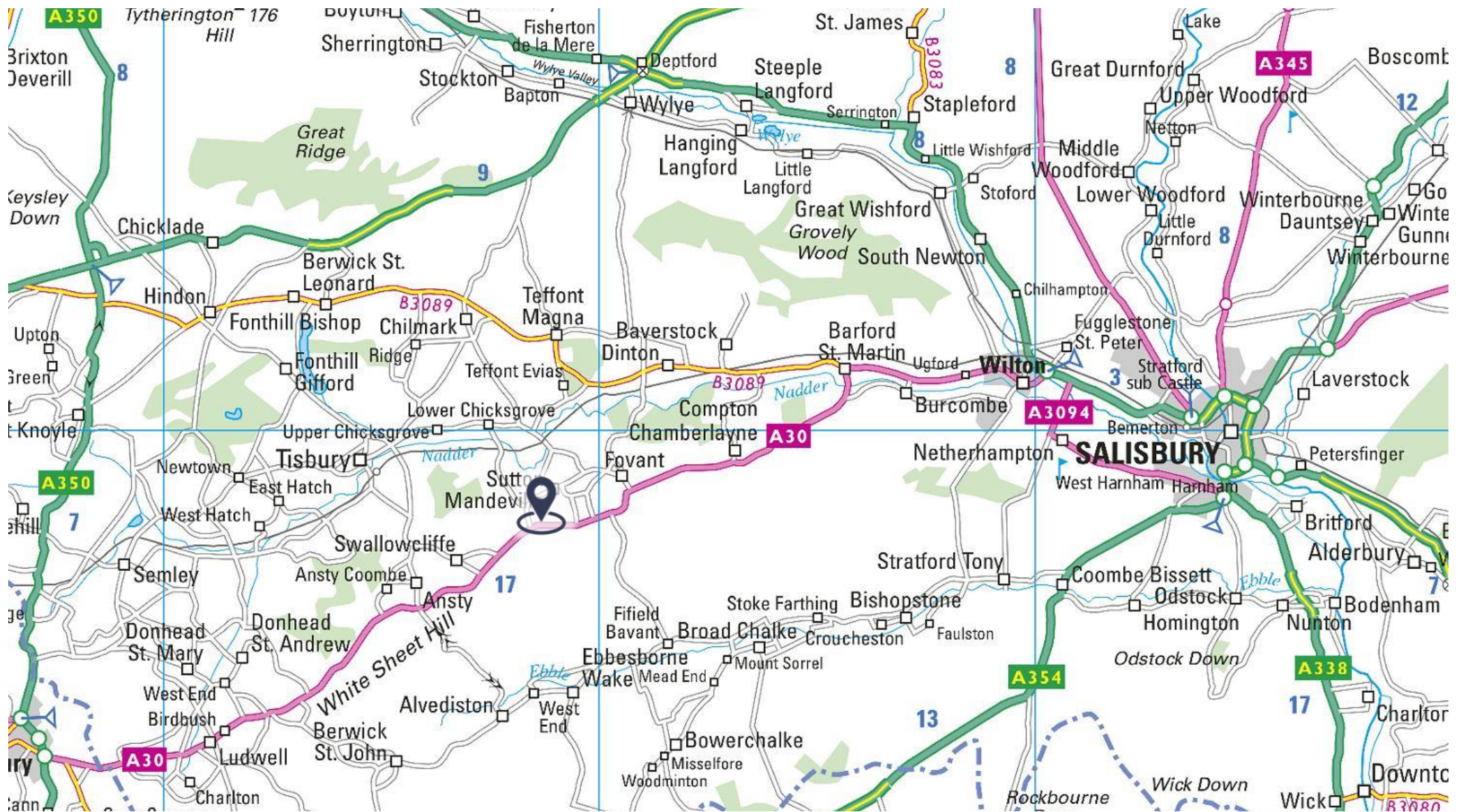


Approximate Floor Area = 208.1 sq m / 2240 sq ft  
 Outbuildings = 40.0 sq m / 430 sq ft (Including Garage )  
 Total = 248.1 sq m / 2670 sq ft



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 #78458





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