

Myddelton&Major



Old Rectory House

COOMBE BISSETT





Old Rectory House, Homington Road Coombe Bissett, Wiltshire, SP5 4LR

- 5 Double Bedrooms
- 3 Bathrooms
- Ground Floor Bedroom Suite
- Beautifully Presented
- Recently Refurbished
- Full of Period Features
- Off-Road Parking
- Home Office
- Highly Sought After Village
- Central Village Location

The Property

Set in the heart of the picturesque Wiltshire village of Coombe Bissett, Old Rectory House is a wonderful period house which has recently been sympathetically extended and refurbished to a high standard. Offering five double bedrooms with one on the ground floor with its own bathroom there is an excellent opportunity for flexible living for all ages located in a wonderfully rural position only 5 miles from Salisbury and all its amenities and attractions.

Although there is a formal glazed entrance to the front of the property the most used entrance comes in off the drive where there is gated off-road parking.

All the main rooms are situated off a long hallway leading to the kitchen. The dining room is open to a large sitting room creating a wonderful open plan feel and there are glazed doors leading out to the garden. The sitting room is large but has a wonderfully cosy and light feel, there is an inset woodburning stove with elegant stone fire surround creating a focal point for the room.

The modern kitchen is a real feature of the house with its impressive vaulted ceiling, feature arched window with countryside views, there is a further sash window looking out over the drive. There is plenty of above and below counter storage as well as space for a butlers sink and a double oven. Next to the kitchen is a useful study, a utility room and WC. A double bedroom with ensuite bathroom completes the ground floor.

Upstairs and the large landing has an enormous arched window creating an extraordinary space to perhaps enjoy a good book whilst looking out over your garden. There are four double bedrooms and two bathrooms, one is ensuite to the principal bedroom.

Some wonderful features are retained in the house from the properties previous life as a former Victorian school house in particular, the original school bell is still on the roof set into the chimney, a stunning stone cross on the gable end of the roof and a original exposed coving stone in the principal bedroom.

A stunning renovated and extended former Victorian school house, recently refurbished and offering a manicured garden, wonderful home office and a central position in the village with country views

Tenure: Freehold

Size: 2,115 ft²

EPC Rating: TBC

Council Tax Band: E



5



2



3



4

Services - All mains services are connected. Ofcom suggests that there is Super Fast Broadband available and Outdoor mobile coverage is good for all carriers

Salisbury 5 Miles • Fordingbridge 9 Miles • Blandford Forum 20 Miles • Southampton 26 Miles





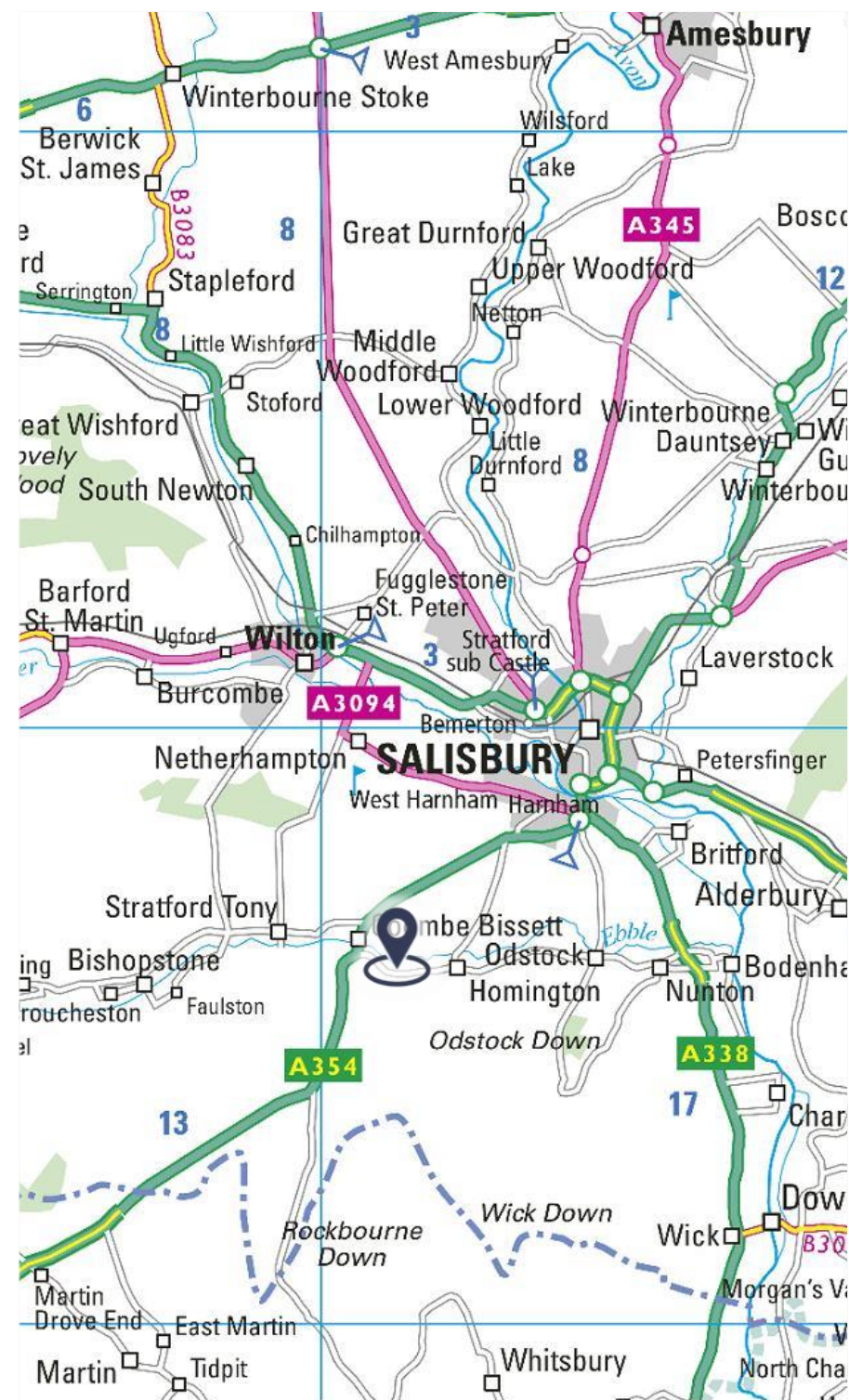


Outside

The property has an East and West orientation which brings plenty of morning and evening light into the house. To the front of the property is an enclosed, beautifully paved courtyard set up from the lane with two sets of doors leading in to the house, one is the original front door and the second is a stable door leading into the kitchen. To the side of the property are double timber gates leading to off-road parking and the rear garden. The garden is private and very well manicured and incorporates a lawned area surrounded by well stocked beds and gravel pathways, mature hedgerows and a pretty maple tree. A large studio/annexe is a real feature and has a small bathroom. The view back to the house of its fascinating architecture from the garden is particularly stunning.

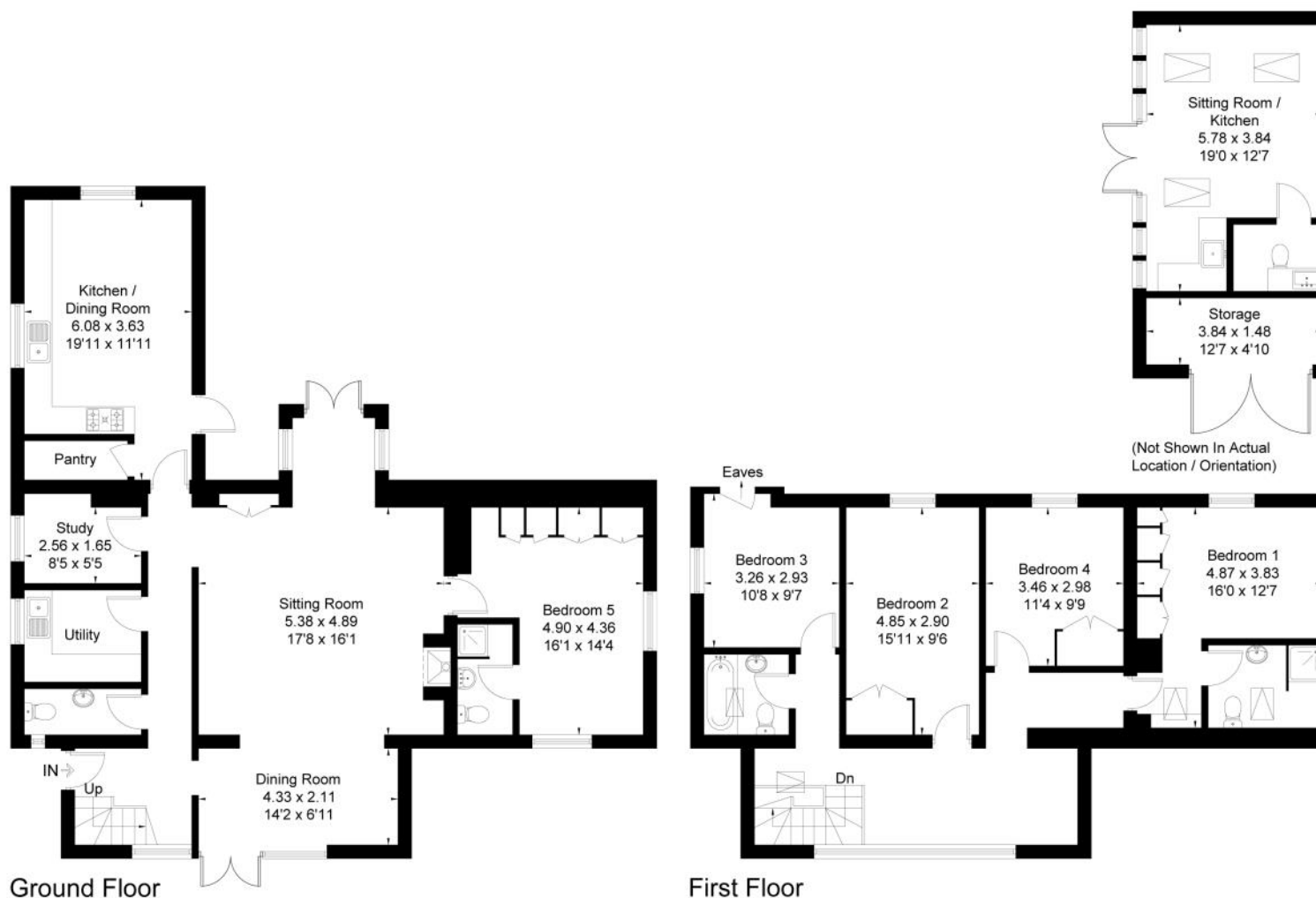
Location

Coombe Bissett is well known as a very popular village lying some 4 miles south-west of the cathedral city of Salisbury and within the catchment area for Salisbury's South Wilts Grammar School and Bishop Wordsworth Grammar School. The village supports a wide range of facilities including a public house, a village hall, popular tennis courts, a well-thought of primary school, boutique village shop with post office, dry cleaning and artisan baked goods. St Michael and All Angels church has a good following and there are numerous other clubs and societies. Activities in the village include, regular film night each month, plus tea and book swap in the church, regular Pilates classes are in the village hall each week. The nature reserve is just up the hill past the school with miles and miles of beautiful scenery and walks. There is a regular bus service through the village to Salisbury (via Salisbury District Hospital) which has a wider range of shopping, educational, leisure and cultural facilities as well as the mainline station with trains to London Waterloo, journey time approximately 90 minutes. Salisbury also supports a well-thought of Playhouse and twice-weekly charter market.





Approximate Floor Area = 196.5 sq m / 2115 sq ft
 Outbuilding = 28.9 sq m / 311 sq ft
 Total = 225.4 sq m / 2426 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 #81273

Disclaimer Notice

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