

Myddelton&Major

Fairfield House

UPAVON





Fairfield House, Chapel Lane Upavon, Wiltshire, SN9 6DY

- Five Bedrooms
- Three Bathrooms
- Gardens & Grounds Circa 1 Acre
- Quiet, Centre of Village Position
- Double Open Bay Garage
- Five Receptions
- Period Features and Proportions
- Easy London Commute
- Home Office & Large Cellar
- Stunning Avon Valley Location

The Property

One of the most notable houses we have worked on this year, Fairfield House is a wonderful example of a 'Forever Home', the stunning period architecture offers elegant proportions. Prominent features include, original fireplaces, high ceilings, high skirting boards, large sash windows, bringing in plenty of light & working shutters. There is a comfortable balance between formal and informal living space making it easy to live in and providing an excellent home for a family to thrive.

Entered informally up steps from the gravel drive, an entrance hall leads to a laundry room and to the large kitchen which has a comprehensive range of cupboards and worktops, oil fired Aga, space for kitchen table and a large pantry. An informal morning room is set next to the kitchen and has views and French windows leading out to the gardens. On through into the main part of the house lies a cosy sitting room with inset bookcases either side of a large fire place and two large sash windows. The front door leads in from the front of the house to a small porch with downstairs WC and on to the main hallway with a door set under the main staircase leading to steps down to the cellar. A formal sitting room is dual aspect with large sash windows large fireplace and inset book shelves, it interconnects with the drawing room to provide a fantastic entertaining space, the drawing room is also dual aspect with large sash windows and an elegant fire place. A formal dining room also features a fireplace and large sash window with views out to the garden. A large conservatory sits at the end of the main hallway and opens into the gardens. The large cellar is a useful addition and provides excellent wine storage and a tanked room featuring an extractor.

Upstairs to the main landing- a delightful East facing principal bedroom suite comprises of a large double bedroom, dressing room and large bathroom. There are three further bedrooms in the main part of the house and a guest wing with significant fitted storage and comprising of two bedrooms with their own bathroom. Fairfield House enjoys a wonderful relaxed but formal feel with its elegant proportions, much of the skirting, doors and the staircase are stripped pine and give a warm feel.

An elegant and impressive five bedroom period house set in a private position within about an acre of gardens and grounds within easy reach of Pewsey station and a 1hr London commute.

Tenure: Freehold

Size: 4016 ft² +outbuildings

EPC Rating: F

Council Tax Band: G



5



5



3



6

Services - Mains Electricity, water and sewage all connected. Oil Fired Central heating. Ofcom suggest that superfast broadband is available and all major mobile providers have good coverage

Pewsey Station 4.7 Miles

• Marlborough 11.3 Miles

• Salisbury 18.4 Miles

• Bath 29 Miles











Outside

Fairfield House sits in gardens and grounds of circa 1 acre, a gravel drive is set behind cast iron gates off the lane and leads to a double garage and the rear entrance to the house. The front of the house is set on Chapel Lane and has a small paved garden in front of the formal front door. The main garden is set to the Eastern side of the house and is compartmentalised into four key areas. A wonderful 'secret garden' is a real highlight set through an iron gate which opens into a former tennis court abounded with a thatch topped high cob wall and mature tree lined hedgerow, the garden is private and now laid mainly to lawn with a large pond set in the centre— it has plenty of potential to create an even more magical space and has its own electrical supply (untested). Much of the gardens are laid to lawn and have deep well planted and well kept flower beds, notable mature trees, stunning topiared hedges and enjoy a high degree of privacy, not usually the case in being of such a size and set in the middle of the village. The cob thatch topped walls are throughout the gardens often denoting areas and are a real feature. A large greenhouse and a home office are set to opposing sides of the house and are immediately ready for use.



Location

Fairfield House is situated in an elevated position away from the main road in the heart of the popular village of Upavon. The village is set at the top of the Avon valley bordering the stunning Pewsey Vale. Stunning open countryside is close by and the property enjoys good local facilities including a popular village shop, church, two pubs, doctors' surgery, golf club and notable walks over the dramatic open scenery of the Vale of Pewsey/Salisbury plain. The very well regarded Red Lion at East Chisenbury is only a few miles away. Trains are from Pewsey station (1hr to London Paddington) and from Grateley station (1hr 20 mins to Waterloo). Excellent road links lead to Salisbury, Devizes, Marlborough and Andover, as well as the A303/M3 & M4 motorways.

In addition to the primary schools in Upavon and nearby Woodborough and Netheravon, there is an excellent selection of schooling. Local private schools include St Francis, Farleigh School, Salisbury Cathedral School, Dauntsey's, Marlborough College and Godolphin. Additionally, there are a number of state schools, including the outstanding Salisbury grammar schools of Bishop Wordsworth's School and South West Wilts Grammar School and St John's Marlborough Academy School.



Fairfield House

Approximate Gross Internal Area = 373.1 sq m / 4016 sq ft

Cellar = 54.8 sq m / 590 sq ft

Outbuildings = 67.0 sq m / 721 sq ft

Total = 494.9 sq m / 5327 sq ft

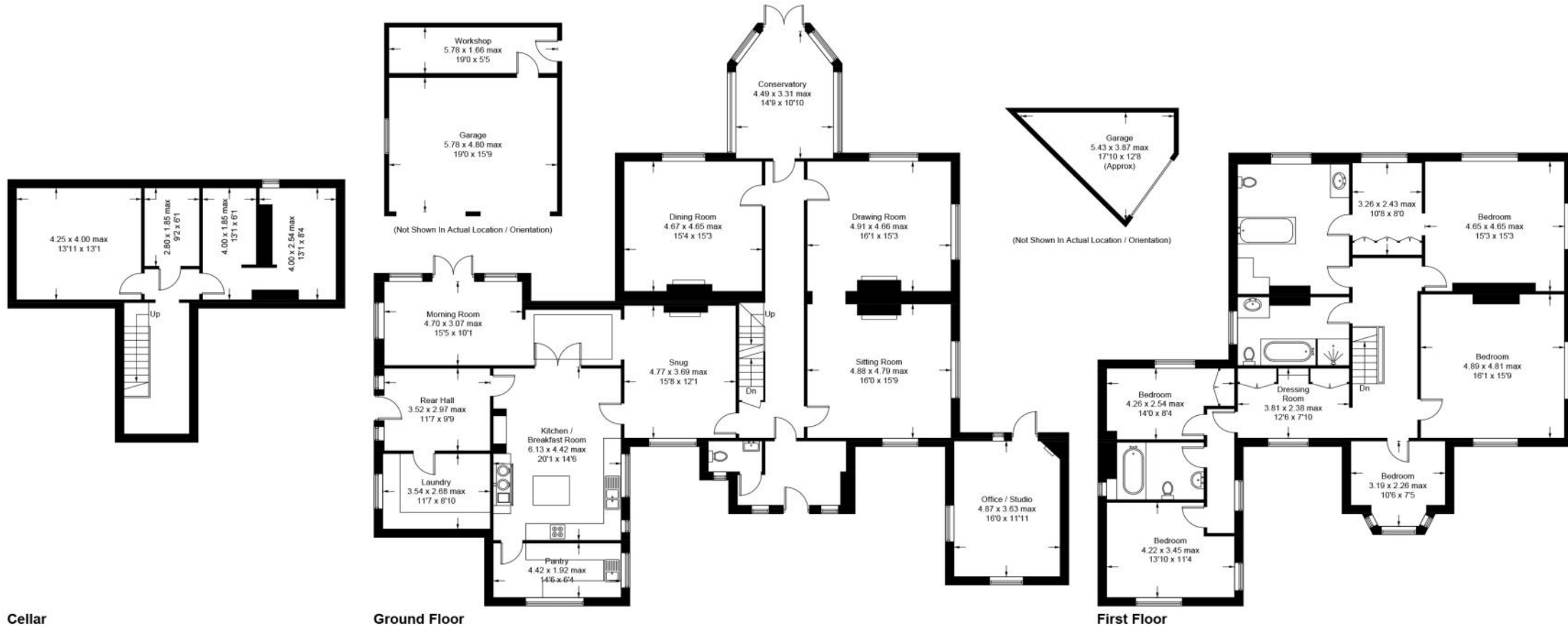
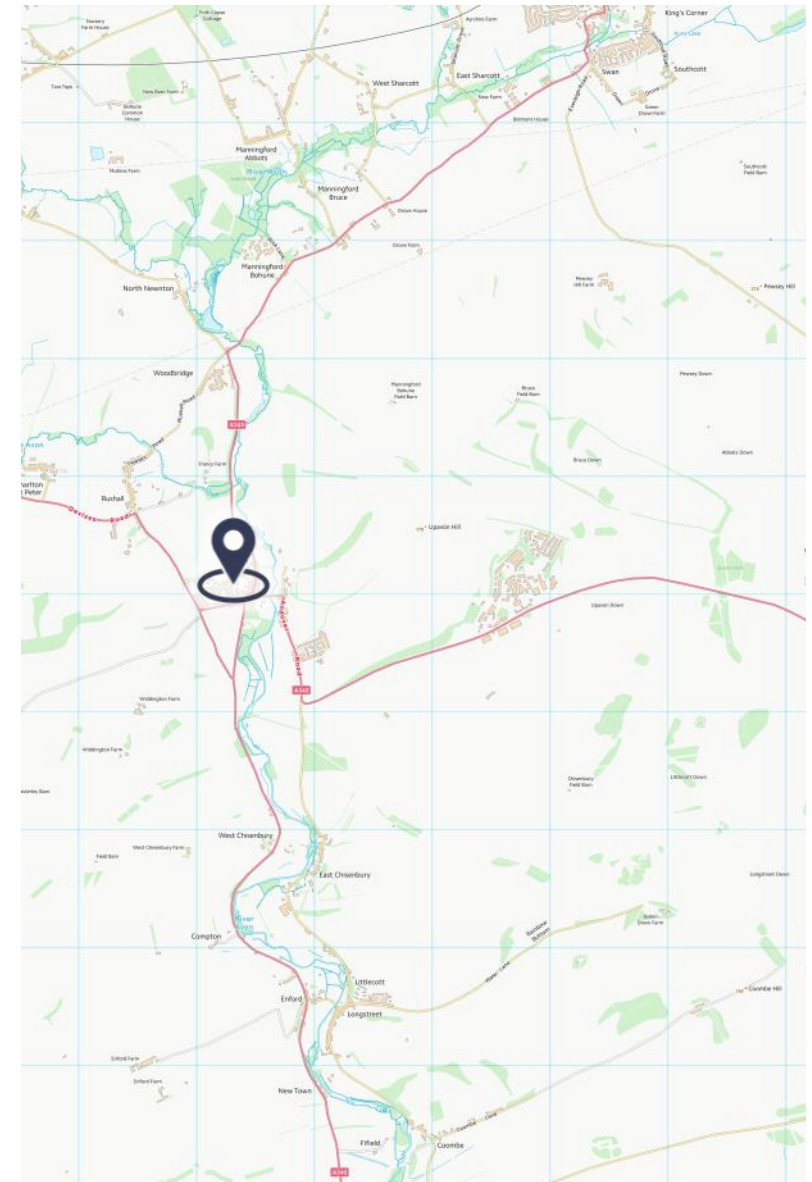


Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1133810)



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