

# Myddelton&Major

Inveresk House

BODENHAM







## Inveresk House, Bodenham, Salisbury, Wiltshire, SP5 4EY

- Detached Period House
- 4 Double Bedrooms,
- 3 Receptions
- Kitchen; Utility Room
- 2 Bathrooms (1 ensuite)
- Double Garage, Barn
- Summer House; Greenhouse
- Garden Store; Wood Store
- Private Gardens & Woodland
- Approx 1.5 Acres

### The Property

Inveresk House is believed to date back to the late 1800s and has been extended and improved over the years and consists of brick elevations beneath a tiled roof. Having been in the same ownership for approximately 40 years, which is a testament to the quality of the accommodation, beautiful mature gardens and grounds, the property now offers an opportunity for an incoming purchaser to make it their own.

The front door, sheltered by an enclosed tiled and wood panelled porch, opens into a wide and welcoming entrance hall which includes handsome, bespoke oak panelling and balustrade. From here doors open to the cloakroom and dining room and steps lead down to the sitting room. This is a lovely spacious reception room with a large bay window offering views over the adjoining fields and countryside. The room is well proportioned and has a working woodburner set in a large inglenook brick fireplace. The dining room is of a good size with plenty of room for a dining table and associated furniture and has doors both to the kitchen and the drawing room. The drawing room is another excellent reception room with a feature working marble fireplace and triple aspect views over the gardens and countryside. French doors lead out on to a large terrace. The kitchen has been well fitted with handmade wooden cabinets, integrated appliances and has a large window overlooking the garden and space for a table and chairs. A very large utility room and an external boiler and boot room round off the ground floor accommodation.

On the first floor are four double bedrooms, all with built in wardrobes and all have extensive and far reaching views both across the adjoining fields and countryside and also over the gardens and grounds. The principal bedroom is of a very good size with windows on three elevations, built in wardrobes and a large en suite fitted with both a bath and separate shower cubicle. The large family bathroom and a spacious landing complete the first floor accommodation.

An impressive, chain free, detached period country house with extensive outbuildings totalling over 4,043 sqft, with exceptional views and set in approximately 1.5 acres.

Tenure: Freehold Size: (House) 2,248 ft<sup>2</sup> (Outbuildings) 1,795 ft<sup>2</sup> EPC Rating: E (51) Council Tax Band: G



**Services** - Mains electricity and water. Oil fired central heating. Private drainage. Full fibre broadband, OFCOM suggests speeds of up to 1,800Mbps are available and most mobile providers are likely to have coverage.

City Centre 3.7 Miles • Train Station 3.9 Miles • New Hall Hospital 0.5 Miles • New Forest 4.6 Miles

















## Outside

The property is approached via a long, tarmac drive, bordered on one side by its own private woodland and the other by open countryside. This emphasises the privacy and seclusion of the property. The drive opens on to mature gardens and a large gravelled parking and turning area. The house is set towards the rear of the plot so the majority of the south facing gardens and grounds are to the front. This is also where the large, detached barn (including workshop), double garage with attached greenhouse (all with electric power), wood store and garden store can be found. These outbuildings extend to 1,795 ft<sup>2</sup> in total, offering a wealth of potential to an incoming purchaser to either create ancillary accommodation, to work from home or to find another use (subject to the usual consents). The beautifully landscaped gardens include a summer house and several patios, ideal for outdoor dining and entertaining. Large areas of the garden have been laid to lawn and are bordered by deep flower beds that have been well thought out and are planted with mature flowering perennials, shrubs and trees providing wonderful colour throughout the year. The property has the benefit of mature woodland and a lovely walk has been created through this, with the woodland carpeted with bluebells and primroses in the spring time. The gardens and grounds extend to approximately 1.5 acres in total and are a real delight.

## Location

The property sits on the edge of Bodenham village, well thought of as being a very pretty and unspoilt village lying 3.5 miles south east of the cathedral city of Salisbury. The Parish of Odstock including Bodenham and the neighbouring villages of Nunton and Odstock, has a vibrant local community putting on theatrical productions and local functions at the Radnor Hall in Bodenham, the annual EbbleFest and farm open days. The Parish includes two public houses, the Radnor Arms and the Yew Tree, two churches and a nursery school. New Hall Hospital, with services provided by Ramsay Healthcare, is located within Bodenham and the local Salisbury District Hospital at the top of Odstock Hill. Fishing can be found on the nearby River Avon, racing at Salisbury and there are several golf clubs.

Within the Salisbury area are some notable private and grammar schools including Salisbury Cathedral School, Chafyn Grove, Godolphin, Bishop Wordsworth's School and South Wilts Grammar School for Girls. Salisbury has an excellent range of shopping, leisure and cultural facilities including Salisbury Cathedral, museums, the well thought of Salisbury Playhouse, a twice weekly Charter Market and artisan markets and the New Forest is less than 5 miles from the property.

There is a regular bus service from Bodenham to Bournemouth and the south coast, Downton and Salisbury. From Salisbury mainline train station you can be in London in 90 minutes and Bath in 50 minutes. Southampton and Bournemouth airports are within easy driving distance.











INVERESK  
HOUSE



# Inveresk House Gross Internal Area (Approx.)



Main House: 2248 sqft, 209 Sqm  
 Garage: 311sqft, 30sqm  
 Barn: (including workshop) 635.39 sqft, 71sqm  
 Other Outbuildings: 849 sqft, 68 sqm  
 Total: 4043 sqft, 376 sqm

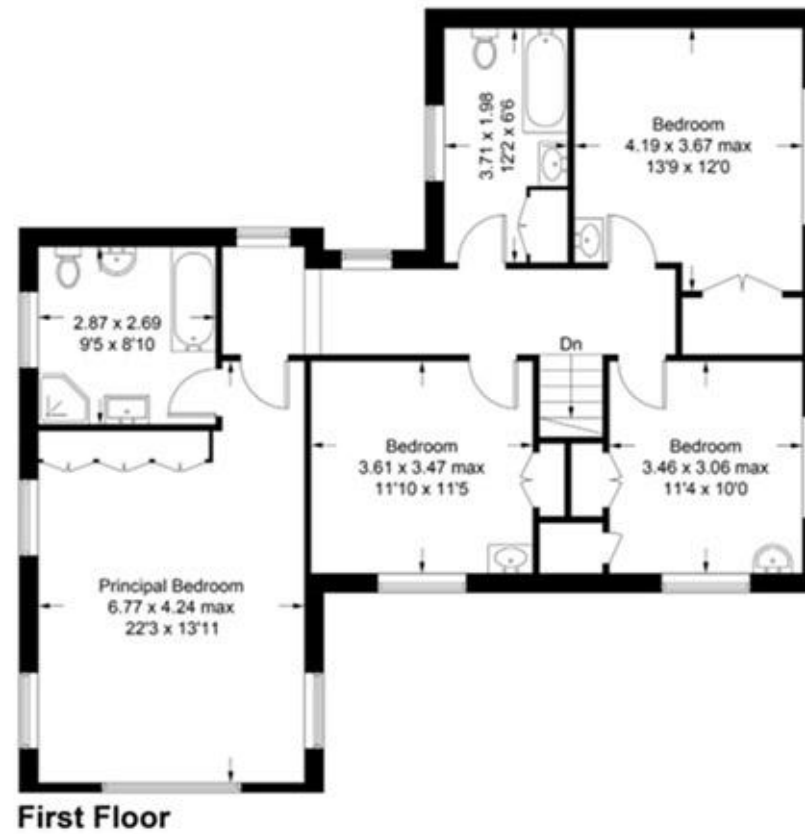
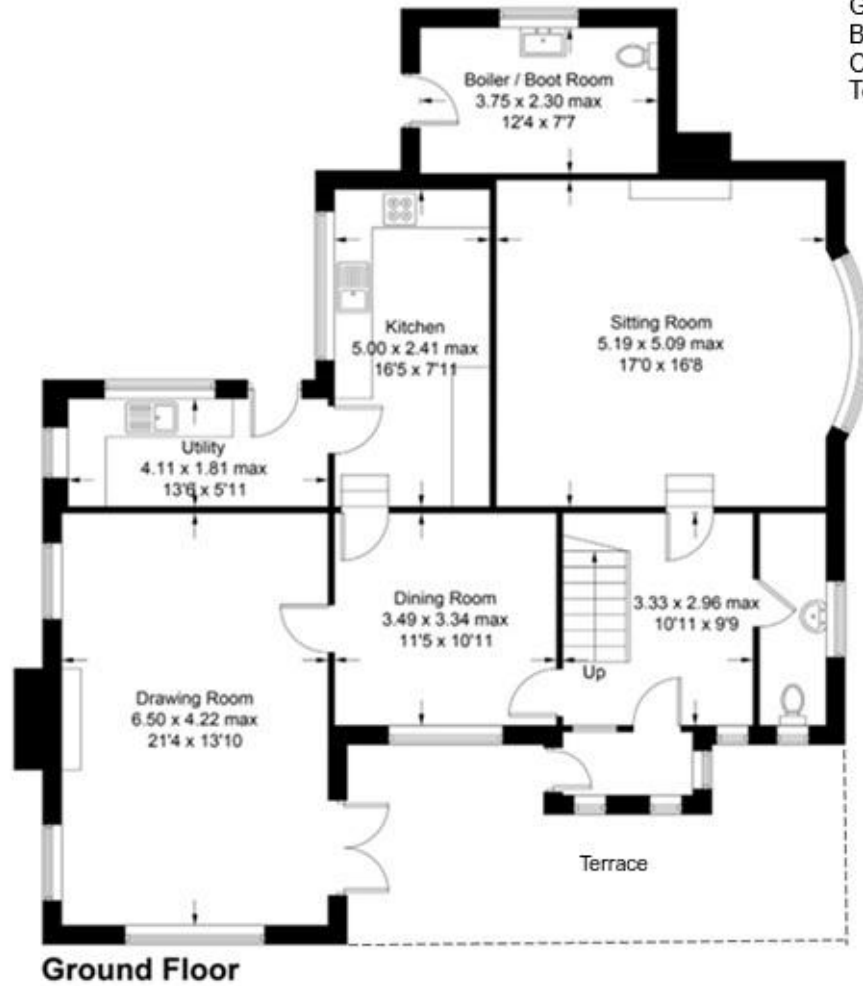


Illustration for identification purposes only.  
 measurements are approximate, not to scale. (ID1106722)



# Inveresk House

Outbuildings = 1,795 sqft / 167 sqm

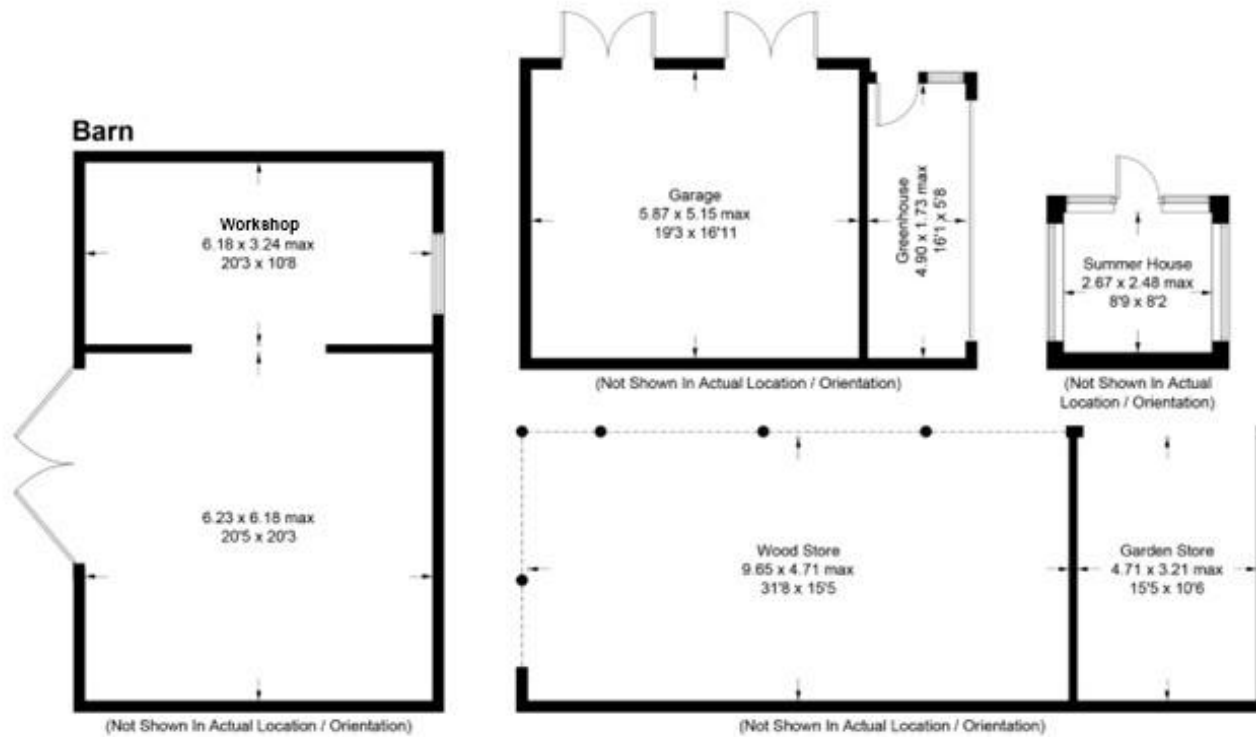
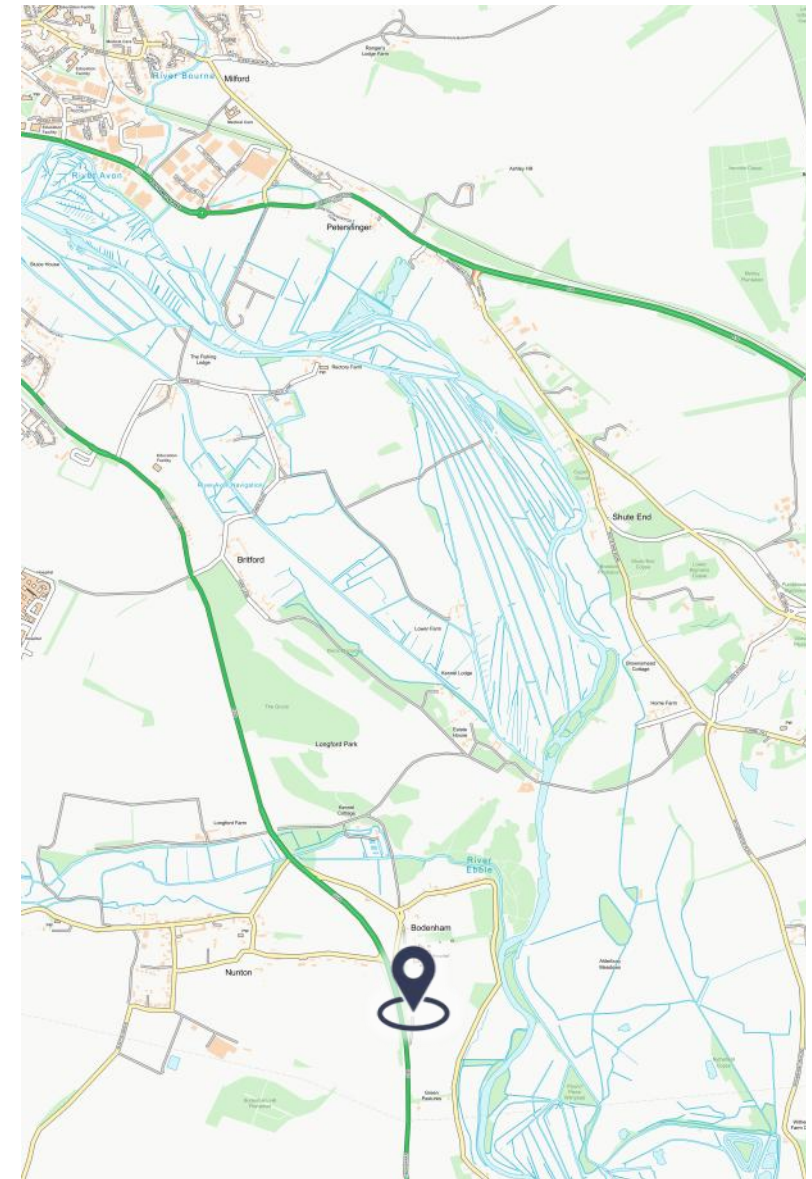


Illustration for identification purposes only.  
measurements are approximate, not to scale. (ID1106722)



## 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