

The Old Dairy
Stratford-Sub -
Castle





A four bedroom, very well presented barn conversion with beautiful enclosed gardens and ample parking.

The Old Dairy Avon Farm, Stratford
sub Caste, Wiltshire, SP4 6AE

Guide Price:
£895,000



- Four Bedrooms
- Two Bathrooms
- Beautifully Presented
- Converted Barn
- Traditional Features
- Study/Fourth Bedroom
- Carport/Garage/Ample Parking
- Enclosed Garden
- Semi-rural Position
- Convenient Location

The Property

Situated in a semi-rural setting on the northern edge of Salisbury, The Old Dairy is a beautifully presented conversion that blends contemporary living with timeless character. Enjoying a peaceful position on the outskirts of the village, the property is surrounded by centuries of history and enduring rural charm. The area is home to the Grade I listed Church of St Lawrence and lies close to Old Sarum, a prehistoric monument of exceptional importance that captures the essence of English heritage all within easy reach of Salisbury city centre.

Built by Templeton Walker, an established local firm renowned for crafting luxury homes, these period buildings showcase exceptional quality and attention to detail. The Old Dairy enjoys views over a delightful enclosed garden, beautifully planted with mature shrubs and seasonal flowers to create a private and tranquil retreat, perfect for relaxation or outdoor entertaining.

Upon entering, a spacious entrance hall sets the tone for the homes understated elegance. The sitting room features a welcoming open fireplace and bespoke handmade bookcases, creating an inviting setting for any occasion. French doors open directly onto the garden, while windows provide charming views of the courtyard and neighbouring properties. A cloakroom is conveniently located off the hallway and double doors lead into a generous dining room, an ideal space for both formal gatherings and family occasions. The hallway continues through to a bright and airy kitchen/breakfast room, off which is a spacious utility room with door to the rear patio, a perfect space to enjoy morning coffee. The kitchen is designed in a classic style with cream shaker base and wall units, solid wooden worktops, and quarry-tiled floor. An oil-fired Alpha range cooker and double Belfast sink complete the traditional aesthetic, while the adjoining breakfast area accommodates a large dining table and comfortable seating, offering a perfect spot to enjoy garden views through the French Doors. From the kitchen, a private enclosed courtyard with climbing roses and colourful borders provides a peaceful space to enjoy the morning sunshine.

Agents Note: Annual service charge of £1,600.00. Ask agent for details.

Services - Oil fired central heating, mains electricity, mains water and waste, private drainage. Ofcom suggests Ultrafast broadband is available and good mobile coverage can be expected from all major mobile networks.

Tenure

Freehold

EPC Rating

C (69)

Outgoings

Council Tax Band: F

Size

2443sqft (total)







Upstairs

The first floor of this stunning home continues to impress, featuring a spacious open landing which offers a great space for a study area or cosy seating spot, perfect for relaxing or working from home. The principal bedroom is bright and generously proportioned, with plenty of space, fitted wardrobe and door leading to a stylish ensuite. The ensuite includes a double walk-in shower, traditional suite and Velux window, filling the room with natural light.

Off the landing you will find a large beautifully presented family bathroom with both a separate single shower and bath, finished with traditional fittings that complement the style of the home. There are two further decorated bedrooms, each with fitted wardrobes. The fourth bedroom, currently set up as a study, features bespoke handcrafted wall cabinet and desk area, enjoying wonderful views across to Old Sarum. This versatile study/bedroom can easily be used as a fourth bedroom if needed with double fitted wardrobes providing plenty of storage.

Overall, this delightful home combines thoughtful design with comfort and character throughout. With its flexible living spaces, stylish finishes and lovely views, is the perfect property for those looking for a home that is both elegant and welcoming.







Outside

Upon entering the development one is immediately greeted by beautifully landscaped grounds, meticulously maintained and presented in immaculate order. The shared driveway held in conjunction with the neighbouring properties, extends to the rear of the buildings where a footpath offers a delightful walk into Salisbury across open fields. Double gates then open onto a shared shingle driveway, where there is ample parking provision, complemented by a substantial wooden greenhouse, a single garage offering generous storage accommodation and carport providing covered parking for one vehicle.

A fence discreetly separates the parking area from the garden, creating a sense of privacy and seclusion. The garden itself is attractively arranged, with a well tended lawn and neatly laid patio, the perfect setting for outdoor entertaining. The flower borders have been lovingly curated by the current owners, showcasing an ever changing display of seasonal flowers, shrubs and climbing roses, while elegant pots add further colour and charm to the patio area.

Location

Stratford-sub-Castle is a highly desirable residential area situated on the northern edge of Salisbury. The area combines rural charm with excellent accessibility, offering picturesque views and scenic walks through open fields and along the River Avon, including access to the beautiful Woodford Valley. The city centre of Salisbury is within easy reach, providing a wide range of shops, restaurants, cultural attractions and the mainline railway station with direct services to London Waterloo. Stratford-Sub-Castle also benefits from a strong village community and the well regarded St Lawrence Primary school, a 13th Century parish church and regular bus services make this an ideal location for those seeking a peaceful yet convenient location, in one of Wiltshire's most attractive settings.





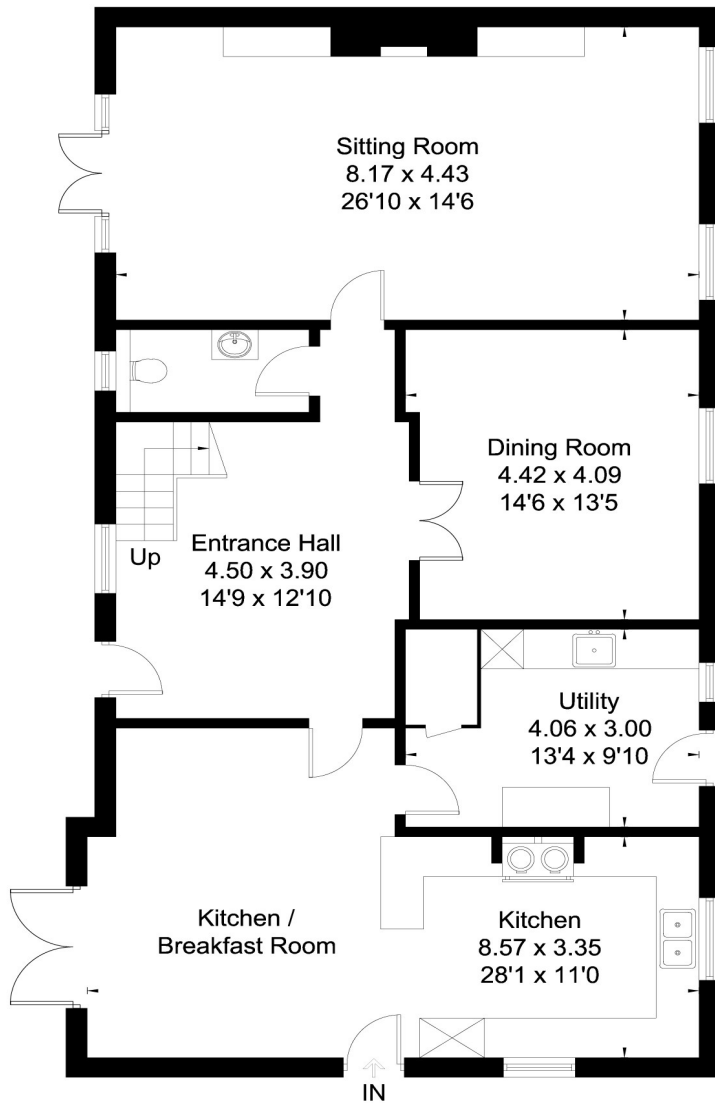


Approximate Floor Area = 227.0 sq m / 2443 sq ft (Excluding Void)

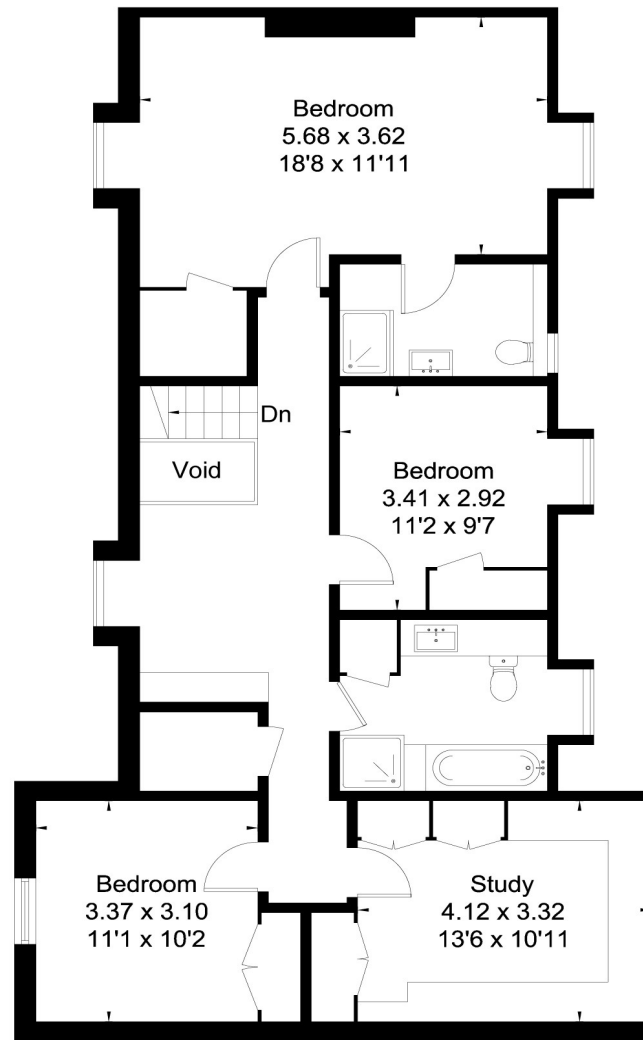
Garage = 17.6 sq m / 189 sq ft

Outbuilding = 12.6 sq m / 136 sq ft

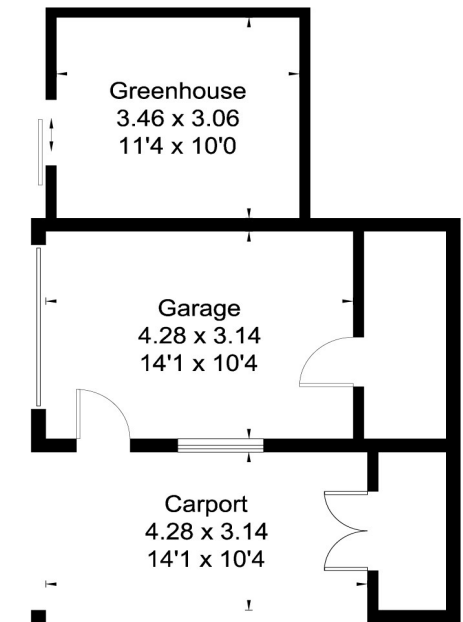
Total = 257.2 sq m / 2768 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



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 #98059

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