



Beulah, **Winterslow**

Myddelton & Major





Beulah, Livery Road,
Winterslow, Salisbury, Wiltshire, SP5 1RF

- Sitting Room
- Conservatory
- Kitchen/Breakfast Room
- Dining Room/Bedroom Four
- Utility Room
- Second Kitchen
- Main Bedroom with En-suite
- Two further Bedrooms
- Family Bathroom
- Landing/Study Area
- Double Garage
- Garden/Office Room

The Property

Beulah is an individually designed property which offers very spacious and flexible accommodation and boasts natural light throughout. The property is currently occupied by two families and there are two kitchens, both fitted to a very high standard. The bedroom on the first floor is currently used as a sitting room, indicating the versatility of the property. All the accommodation could easily be used for one family with the accommodation alone excluding the garage and outbuildings amounting to 2,336 sqft.

The sitting room enjoys the benefits of a wood-burner and access into the south facing conservatory. The second contemporary kitchen adjoins the utility room and could easily become part of the main accommodation with access onto the terrace and garden.

A very well presented detached house with spacious and versatile accommodation standing in lovely gardens.

Tenure: Freehold Size: 2,336 ft² (excl. garage) EPC Rating: D (60) Council Tax Band: F



4



2



3



4

Services - Mains electricity, water and drainage.

Salisbury 7.4 miles • Stockbridge 10.9 miles • Andover 13.4 miles • Winchester 19.8 miles

Outside

The property is approached off Livery Road onto a gravel drive. There is an integral garage with an electric door. A side gate provides access onto the main garden which is laid to lawn with established flower beds, densely populated with shrubs, perennials and herbs. There are also raised flower & vegetable beds. The Garden/Office room has the benefit of electricity and is an excellent additional space. In the garden there is also a Summer house and a Greenhouse.





Location

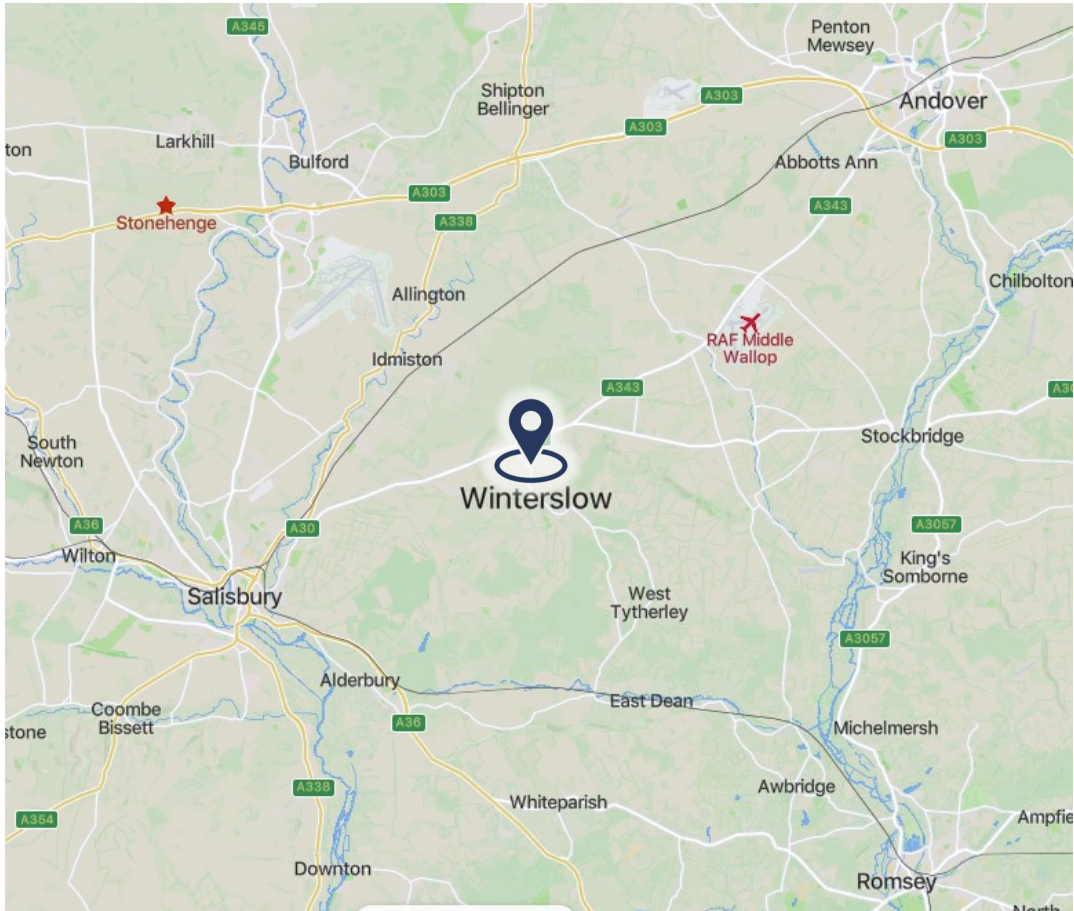
Beulah is set in the pretty rural village of Winterslow surrounded by picturesque countryside ideal for enjoying various rural pursuits such as walking, riding and cycling.

The Winterslows are located approximately seven miles north east of the Cathedral city of Salisbury which has excellent recreational facilities including a cinema, leisure centre, arts centre, Post Office and theatre. The city also offers a thriving shopping centre and traditional market with a good train station offering London Waterloo in approximately 1hr 30mins, Grateley Station is 9 miles to the north of Winterslow and also offers fast links (1hr 20mins) to London. Salisbury has a wide choice of primary and secondary schools, including both grammar schools, which boast excellent Ofsted reports.

Winterslow itself offers a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, churches, a modern village hall and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

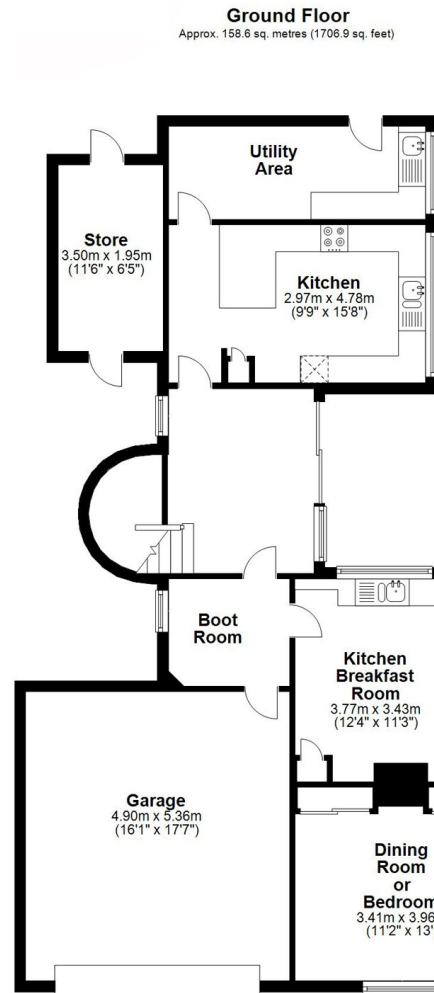


Note: The area shaded green is for sale. This is for identification purposes only.



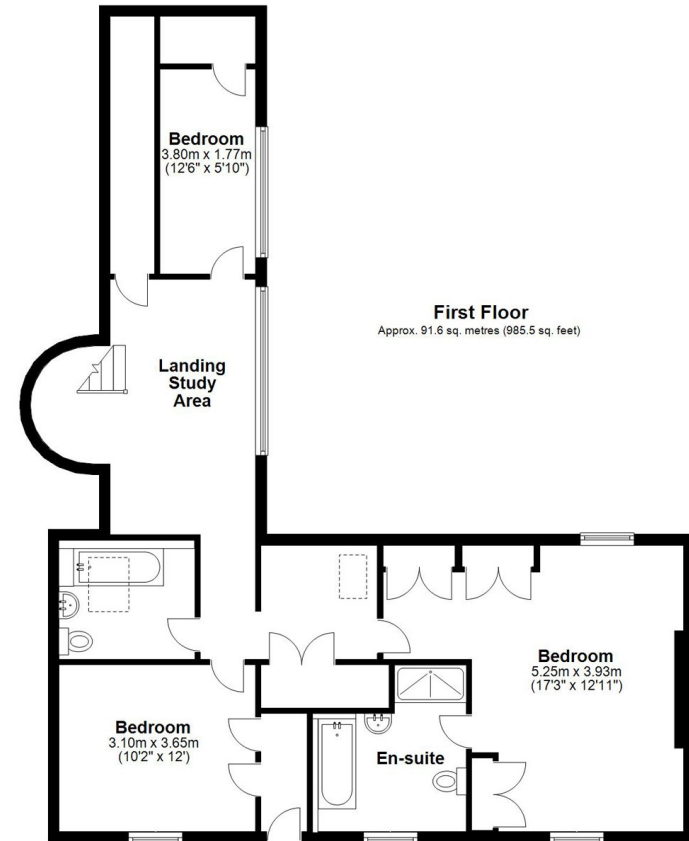
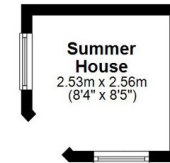
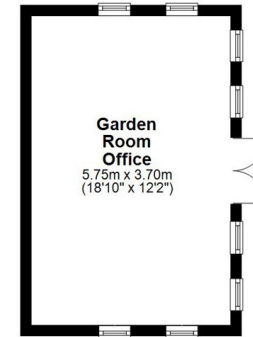


Beulah - Floor Plan



House (ground & first floor) - 217 sqm / 2,336 sqft
 Garage - 26.2 sqm / 282 sqft
 Garden Room/Office - 21.2 sqm / 228.2 sqft
 Summer House - 6.4 sqm / 68.8 sqft
 Store - 6.8 sqm / 73.2 sqft

Garden Buildings
Approx. 27.4 sq. metres (295.1 sq. feet)



Total area: approx. 277.6 sq. metres (2987.6 sq. feet)



Disclaimer Notice

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