



BADGERS WOOD

West Tytherley, Hampshire SP5 1LX



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A beautifully refurbished period home with flexible accommodation and garden office set in a wonderful rural location

Main House

Downstairs: Reception Hall | Large Dining/Kitchen and Living Room

Snug | Cloakroom WC | Boot Room

Utility Room - link to Annex with Bedroom/living space | Kitchen | Bathroom

Upstairs: Main Bedroom with en-Suite Bathroom and Dressing Room

Two further Bedrooms | House Bathroom

In all about 2,598 square foot (241.4 sq m)

Outside

Gardens laid to lawn | Garden Office with Large Storage Barn

Timber Framed Party Barn Area with Stables

The garden is 1.2 acres (0.48 ha)

Dean (Wilts) 3.8 miles | Stockbridge 6 miles | Grateley 9 miles | Salisbury 12 miles

Winchester 18 miles

(Mileages are approximate)



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Is a tastefully modernised family home with flexible accommodation, a large garden, excellent access via two driveways, timber framed stables with outside party area, large store and a garden office. The property benefits from a large live-in kitchen with a separate snug for cosy evenings. The bright and welcoming live-in kitchen has windows on three sides and bi-fold doors out onto the secure lawned garden. The substantial reception hall then offers access to the snug, boot room, large utility room, WC and the annex link. The one bed annex, with bathroom and kitchen, can be accessed from the house or from its own private garden access.

Upstairs the master bedroom suite has dual aspect gable windows offering beautiful views over the surrounding countryside with an en-suite bathroom, dressing room and climate control heating. There are two further bedrooms and a house bathroom, all with excellent views over the countryside.

OUTSIDE

The garden and ancillary buildings can be accessed either through the boot-room or by using the bi-fold doors from the living kitchen. The garden office and store offer a combined space of 655 sq.ft. and are situated by the gate at the end of the driveway. The current owners have successfully run their business from here for many years. The timber framed stables and outdoor party area are further down the driveway before arriving at the house.

The house and garden are surrounded by the Norman Court Estate and Badgers Wood was originally attached to this estate.

SITUATION

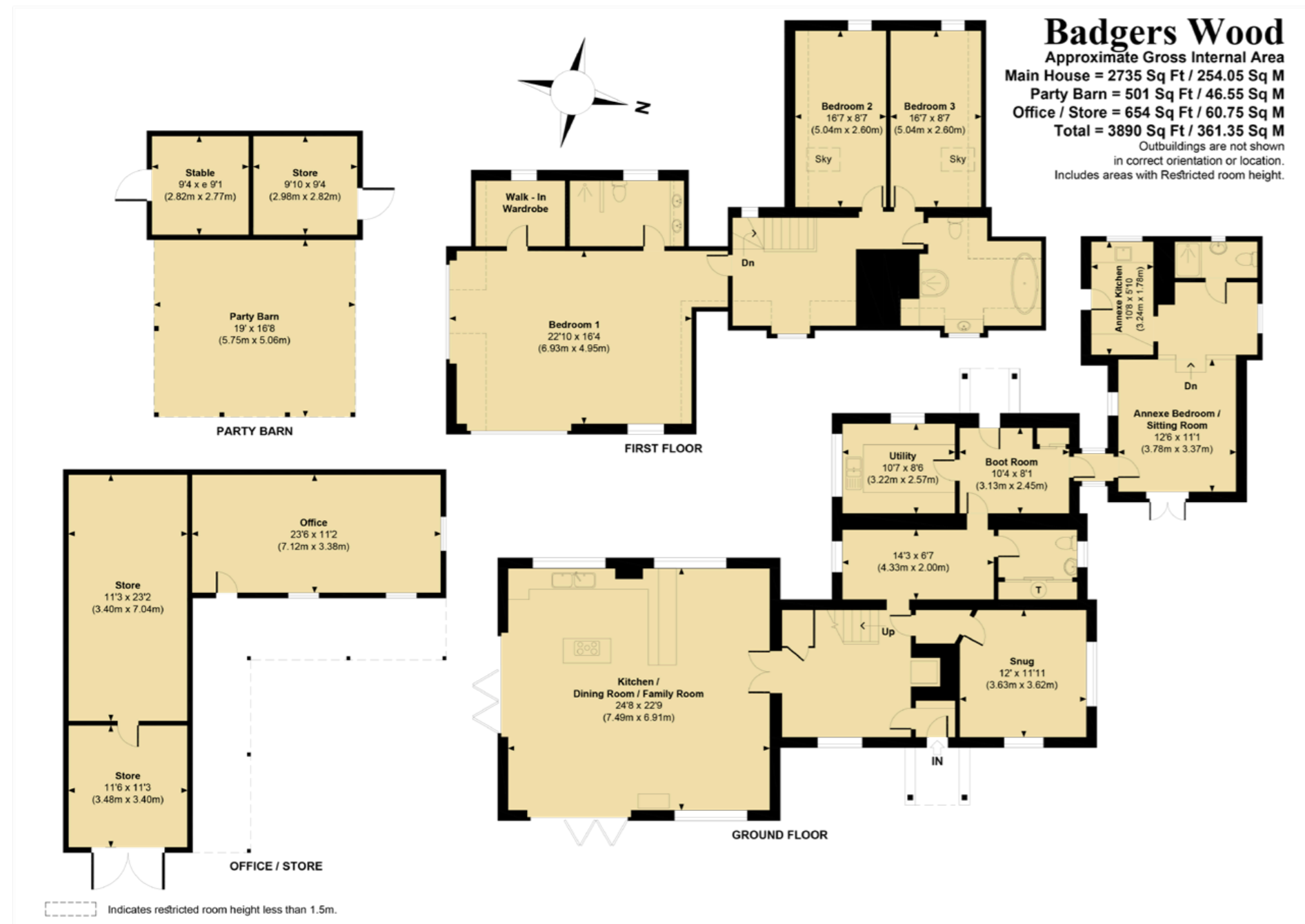
Set on the edge of the village of West Tytherley and accessed directly from North Lane, Badgers Wood offers a beautiful rural setting with access to village life. The town of Stockbridge is a short drive away and offers a variety of independent shops, post office, doctors and dental practices along with hotels, restaurants and public houses.

The main road network can be accessed from the A303, A34 and M3 and railway stations can be found at Dean and the cathedral cities of Salisbury and Winchester which are both within easy travelling distance.

The area is surrounded by miles of footpaths and bridleways including the Clarendon Way. Sporting and recreation facilities in the area include horse riding, fishing in the Test Valley, sailing and other watersports on the Solent.

As well as the village school there are a number of excellent state schools in the area, including South Wilts Grammar School in Salisbury and Kings School Winchester. Private schools in the area include Farleigh, Godolphin School, Chafyn Grove and The Cathedral School in Salisbury. In Winchester there is St Swithun's, Pilgrims, Twyford, Winchester College and Peter Symonds College.





GENERAL REMARKS

Method of Sale

The property is offered for sale by private treaty.

Broadband availability

Virgin Super Fast

Mobile Phone Coverage

O2 good coverage

Services

Mains water, electricity and private drainage. Oil fired heating

EPC Rating

D

Tenure

Freehold with vacant possession.

Local Authority

Test Valley Borough Council

Postcode

SP5 1LX

Directions

Leave Stockbridge on the A30 Chatteris Hill heading towards Salisbury and continue for approximately 3.5 miles until turning left on The Warren. When you arrive at the end of this road you will be at North Lane and Badgers Wood will be in front of you.

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Viewings

By appointment with BCM LLP only.

Selling Agent

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NB These particulars are as at September 2024

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