



Connells

The Old Vicarage Milston Road
Bulford Salisbury

The Old Vicarage Milston Road Bulford Salisbury SP4 9BY

for sale
£1,700,000



Property Description

The Old Vicarage is a substantial family house that has just undergone an extensive and very high specification boutique-style refurbishment and upgrade. It is a property of enormous character charm and is situated in Bulford, a pretty village to the north of Salisbury. The property is not listed.

The Old Vicarage House

The hand-made kitchen with marble worktops has an extensive range of high-quality Miele appliances including wine cooler and coffee maker. There is also a La Cornue range oven. The principal reception rooms are south facing and overlook the attractive mature gardens. There is a double aspect drawing room with bay windows and open fire and a south facing dining room with fire and herring bone floor. The sitting room/snug features a bay window and fireplace with dresser units and log burner. Just off the laundry room there is a useful boot room with purpose made dog shower.

In total there are six well-appointed bedrooms all with fireplaces. The master bedroom has a stunning six piece luxury ensuite bathroom and two dressing areas with extensive wardrobe space. There are two further boutique-style bathrooms. The property has the benefit of Cat 6 cabling throughout and built in ceiling speakers.

Gardens

The southerly facing gardens are a major feature of the property and are wonderfully private. They are mainly laid to lawn with formal yew hedging and a variety of trees. There is also a large workshop outbuilding measuring 30' x 20' with toilet facility, and a greenhouse. The property is approached via a pair of wrought iron gates which leads to a gravelled drive with parking area. There is a rear access to the north with a five-bar gate with access onto Salisbury Plain.

Facilities

Bulford has a good range of facilities including a post office/shop, Churches and The Rose & Crown public house. The cathedral city of Salisbury, and Andover, provide more extensive shopping and recreational facilities.

Schooling

There is a primary school in the village as well Avondale prep school and nursery. There are many other well-regarded state and independent schools in the area including Farleigh, Chafyn Grove, Godolphin, South Wilts Grammar School and Bishop Wordsworth's.

Travel Links

Grateley 9 miles (London Waterloo 60 minutes),

Salisbury 10 miles,

Andover 12 miles (London Waterloo 70 minutes),

Pewsey 12 (London Paddington 60 minutes).

(Distances and times approximate.)

Garaging and Studio Consent

Planning permission has been granted for a detached triple garage with studio and bathroom over to be built on land to the front of the property. Wiltshire Council planning ref PL/2023/11084.

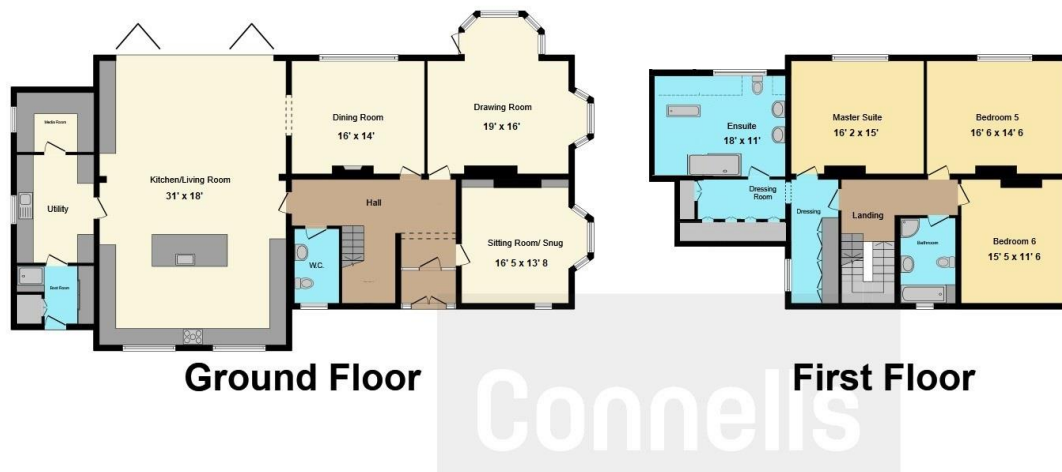
Additional Residence Consent

There is planning consent being sold with the property for the erection of a two-storey detached dwelling. The Wiltshire Council planning ref is PL/2023/04852.









Second Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Unit 3 23 Salisbury Street AMESBURY
 SALISBURY SP4 7AW

EPC Rating: E Council Tax
 Band: G

Tenure: Freehold

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