



Tollard Royal

Asking Price: £695,000

Tollard Royal, Salisbury, Wiltshire, SP5 5PP

- No Forward Chain
- Detached Home Set Within A Private Development of Just Three Properties
- Extended Living Areas Via An Orangery
- Four Double Bedrooms Including Ensuite To Principal Bedroom
- 0.4 Acres of Glorious Gardens
- Highly Sought After Rural Hamlet
- EPC: D

LOCATION

Tollard Royal is a delightful hamlet surrounded by the Highly Respected, Rushmore Estate which maintains its woodland and farms extremely well as well as providing a strong sense of permanence and conservation to the area. Being set within the beautiful Wiltshire countryside of the Cranborne Chase provides plentiful outstanding walks with further recreational activities such as cycling and horse riding readily available. All within comfortable walking distance, Tollard Royal also has one of the best regarded pubs in the area, The King John, whilst the Church of St Peter is central to the area's community.

The village of Sixpenny Handley is only a short drive away whereby all day-to-day amenities can be found with ease before the larger towns of Shaftesbury (7.5 miles), Blandford Forum (10miles) and City of Salisbury (18 miles) are all within easy reach.

THE PROPERTY

Situated within a private road of a secluded, prestigious development formed of just three homes, this beautifully crafted four-bedroom detached residence offers an exceptional standard of living in a truly picturesque setting. Spacious, light-filled interiors and landscaped gardens provide the perfect balance of luxury and privacy. Accessed via a central entrance hall, the accommodation comprises a spacious open-plan kitchen and dining room, thoughtfully designed to create a welcoming and sociable environment, perfect for family living and entertaining. Dual aspect windows ensure that the space is flooded with natural light whilst high-quality fittings and appliances, including a Rangemaster, create a practical kitchen to be enjoyed by all. The practicality continues with a separate utility room, cloakroom and store cupboard whilst on the



adjacent side of the property is the triple aspect sitting room, complete with log burner and bi-folding doors to the addition of an orangery. Upstairs, the home continues to impress with a well-appointed layout and excellent proportions throughout. A generous landing offers a sense of space and light, connecting the four double bedrooms. The principal bedroom benefits from a sleek, modern en suite shower room, while a fully tiled family shower room serves the remaining bedrooms.





OUTSIDE

Front: A private driveway provides ample off-road parking and leads to an oversized, single garage.

Rear: The garden itself is a real showpiece — a beautifully landscaped, three-tiered wraparound garden that has been lovingly maintained and thoughtfully designed. Bursting with colour and variety, the garden boasts a vast array of mature flowers, shrubs, and herbaceous borders whilst several distinct seating areas are tucked throughout the garden, providing perfect spots to enjoy the sun at different times of day. A well-tended vegetable patch is positioned on the upper tier of the garden, positioned in the shadows of the church spire.

SERVICES

The property is warmed via an oil fired central heating system. Mains water and electricity are connected with drainage provided via a communal sewerage treatment plant, jointly overseen by the three homes within the development.

TENURE

The property is owned via a leasehold agreement with The Rushmore Estate.

The lease term is 250 years from 2002 (229 years remaining).

Annual Service Charge: £0

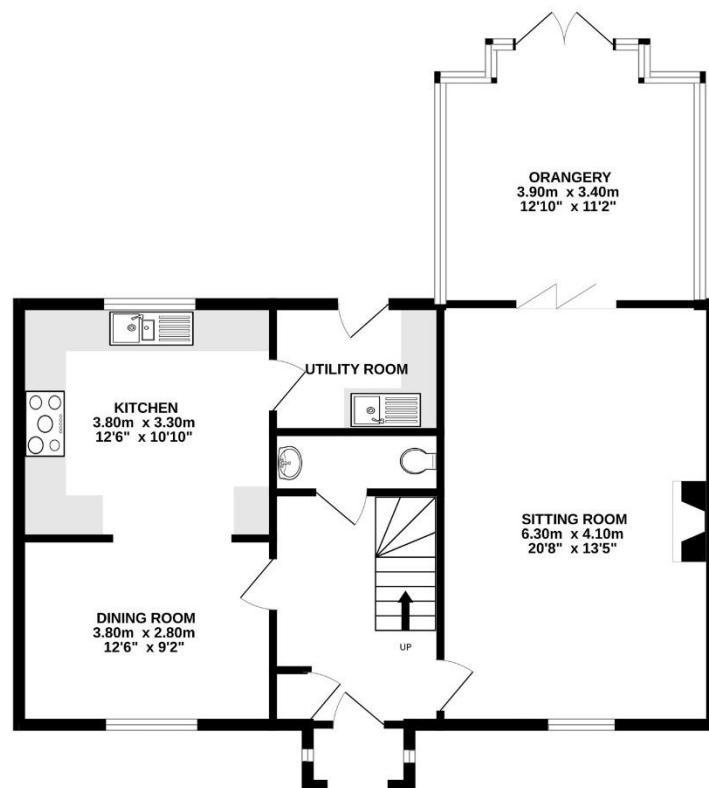
Annual Ground Rent: £0

COUNCIL TAX

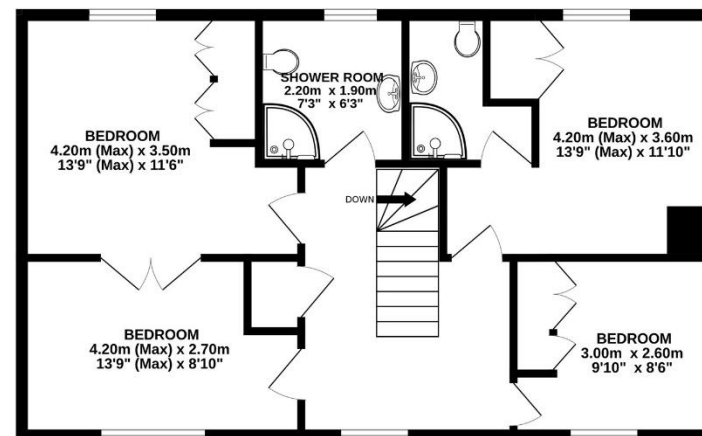
Wiltshire Council Tax Band F.



GROUND FLOOR
80.9 sq.m. (871 sq.ft.) approx.



1ST FLOOR
65.2 sq.m. (702 sq.ft.) approx.



TOTAL FLOOR AREA : 146.1 sq.m. (1572 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.

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