



**THE GRANARY, UPPER WOODFORD, SALISBURY, WILTSHIRE, SP4 6PA**

**01722 238711**







**THE GRANARY, UPPER WOODFORD, SALISBURY, WILTSHIRE, SP4 6PA  
PRICE GUIDE £495,000**

Located in the immensely popular Woodford Valley and hidden from view, the Granary is one of a number of former agricultural buildings converted in the 1980s providing substantial accommodation, a large partly walled, private garden and a gated drive leading to a detached double garage.

Whilst The Granary has been well maintained and has been occupied from new by the current occupiers it is now in need of some updating.



The windows are mainly single glazed although there are some double glazed units and the property is centrally heated via an oil fired boiler to radiators.

The spacious accommodation comprises a large reception hall with wood burning stove, a spacious drawing room, a separate snug/family room with connecting doors to kitchen and breakfast room. Off the first floor galleried landing is a large main bedroom with ensuite, three further double bedrooms all with extensive fitted wardrobe cupboards and a family bathroom.

Tucked away and screened from the village road, the property is approached via a private lane through a pair of timber gates to a mature private garden with lawn, specimen trees, shrubs and a large sun terrace. The garden offers a high degree of privacy and is secure.

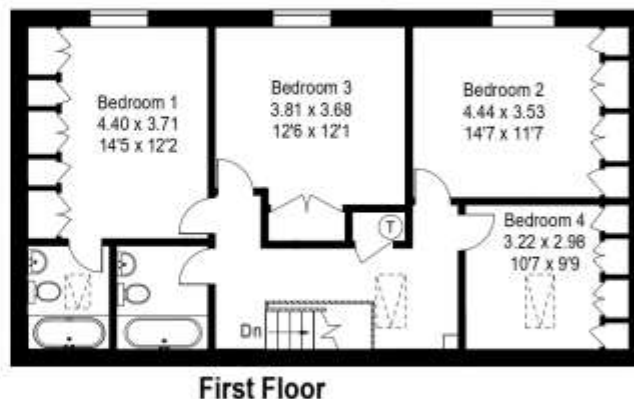
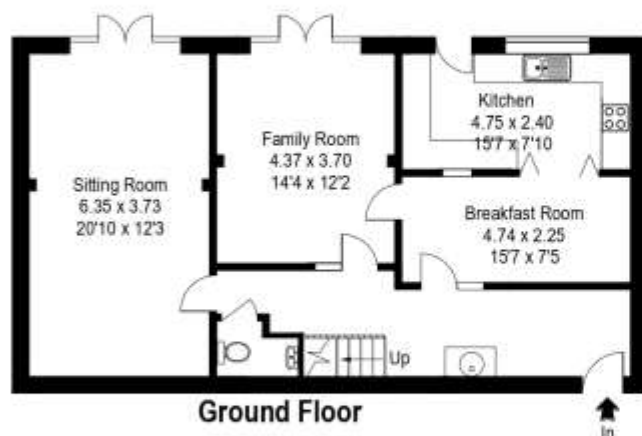
The Woodfords are located in the beautiful Woodford Valley, seven miles to the north of the cathedral city of Salisbury in the south of Wiltshire. The parish encompasses three small villages; Upper, Middle and Lower Woodford. The east of the parish is marked by the River Avon and to the west by an old road linking Salisbury to Devizes; Old Sarum lies directly to the south and Amesbury and the A303 are to the north. The River Avon runs beside both Upper Woodford, the largest of the three villages with St Andrews church and the Bridge Inn and Middle Woodford with All Saints Church and Woodford Primary School. Salisbury has an extensive range of shops, social amenities including the arts centre, theatre and cinema, and educational facilities including private and state schools for all ages and a mainline rail service serving London's Waterloo and the West Country.

**TENURE AND SERVICES:** Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G: £3,063.04 for year 2020/2021. Oil fired central heating. Private drainage. Mains electricity and water connected.



## The Granary, Upper Woodford SP4 6PA

Approximate Gross Internal Area :- 168 sq m / 1803 sq ft



PRODUCED FOR BAXTERS 2021

This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 7.5 cm / 3" and are through cupboards / wardrobe to wall surfaces where possible or where indicated by arrow heads. Should every care is taken in the preparation of this plan, please check all dimensions, shapes & complete fittings before making any decisions related upon them.



**DIRECTIONS.** From the cathedral city of Salisbury take the A345 (Castle Road) signposted Amesbury. Follow the road for a short distance to the traffic lights turning left onto Stratford Road. Continue to follow this road passing through Stratford sub Castle and continuing into and through Lower Woodford and Middle Woodford. Continue into Upper Woodford where the property will be found on the left hand side shortly after the Bridge Inn. For the purpose of viewing the Granary park on the village road to the side of the Clock Tower or if there is sufficient space in the gravelled parking area.

**DECLARATION:** For clarification, we wish to inform prospective purchasers that we have prepared these particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The 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. Ref-10588

Energy Efficiency Rating		Current	Potential
Energy Efficiency Rating (A-G)	A		
Energy Efficiency Rating (A-G)	B		71
Energy Efficiency Rating (A-G)	C		
Energy Efficiency Rating (A-G)	D		61
Energy Efficiency Rating (A-G)	E		
Energy Efficiency Rating (A-G)	F		
Energy Efficiency Rating (A-G)	G		
England & Wales		EU Directive 2002/91/EC	