



WARNER GLEN, STOCKBRIDGE ROAD, LOPCOMBE CORNER, SALISBURY, SP5 1BW

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BAXTERS
PROPERTY & LAND AGENTS



**WARNER GLEN, STOCKBRIDGE ROAD, LOPCOMBE CORNER, SALISBURY, SP5 1BW
PRICE GUIDE: £715,000**

Constructed in 1937, Warner Glen is a detached chalet style family home set in a superb location with grounds extending to approximately 1.5 acres bordered on two sides by open countryside and farmland. The property offers immense potential and presents a fantastic opportunity for potential buyers to update, improve and create a stunning home which already benefits from a fabulous location.

The property has been occupied by the present family since 1965 and has been maintained to a good standard with the only alteration to the original plan being the creation of a loft conversion in 1979 to create a fourth bedroom and attic room.



The ground floor accommodation is arranged off a central reception hall approached from a large open columned veranda. Off the hall is a generous sitting room with open fireplace, three double bedrooms, family bathroom, kitchen with an adjoining breakfast room and a double glazed boot room/porch. Double glazing has been installed and central heating is provided via an oil fired boiler to a water filled radiator system.

Warner Glen is set forward in its plot with a long hedge lined drive providing access from the Stockbridge Road. The grounds are extremely well maintained and extend to all four sides of the property with the largest proportion at the rear with outstanding far reaching views across open countryside and farmland. There are two large detached outbuildings; a substantial former pole barn which has been clad and enclosed to create a c.31'x15' garage, there is also an additional detached building made up of two workshops/stores which, overall, extends to c.36'x 12'.

LOCATION: Lopcombe Corner is a rural settlement positioned almost centrally between the cathedral city of Salisbury and the Test Valley country town of Stockbridge, through which flows the River Test. Stockbridge itself is highly popular with tourists and offers a variety of facilities including art galleries, boutiques, and specialist food shops including fishmonger, butcher and greengrocer. There are also a number of tea rooms, restaurants, pubs and hotels offering local fayre. The cathedral city of Salisbury which lies some ten miles to the west of Lopcombe Corner offers a comprehensive range of educational, recreational, and shopping facilities together with a mainline railway station with connections to London's Waterloo.

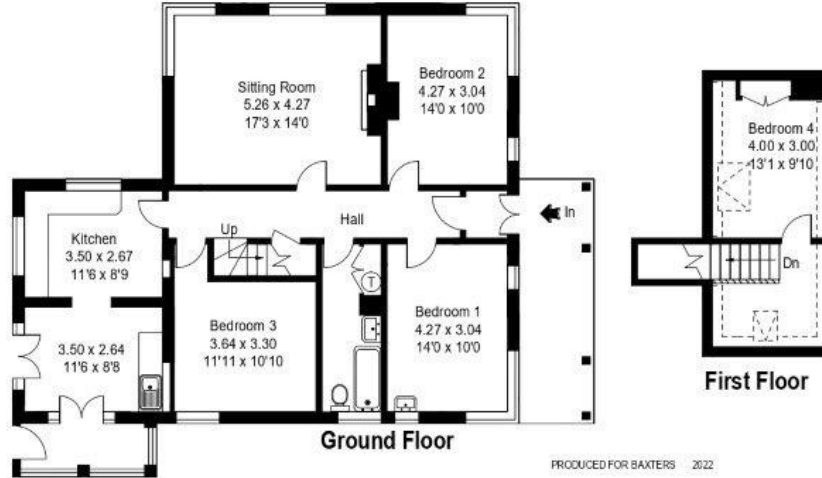
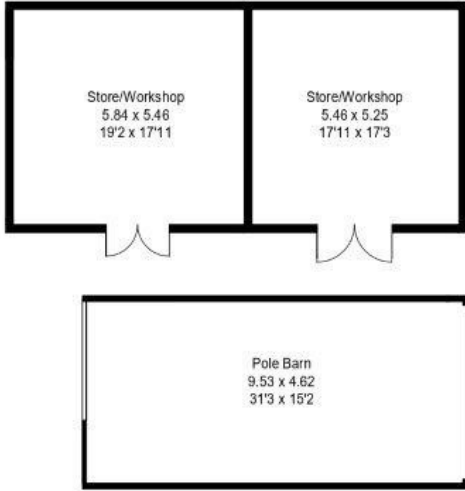
DIRECTIONS: From Salisbury, proceed in a north easterly direction along the A30 towards Andover. At Lopcombe Corner turn right signposted Stockbridge, still following the A30. Follow the road over the brow of the hill and the property will be found on the right hand side identified by the Baxters For Sale sign.



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Approximate Gross Internal Area :- 126 sq m / 1354 sq ft

[---] = Reduced headroom below 1.5 m / 5'0"



PRODUCED FOR BAXTERS 2022

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 cupboard / wardrobe to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band F : £3,261.24 for year 2024/25. Mains electricity and water. Private Drainage with Sceptic Tank. Oil Heating. Fully double glazed.

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: 10660.

Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	56	
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England & Wales			EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>			