

OLD MANOR HOUSE, THE STREET, WEST WINTERSLOW, SALISBURY, SP5 1RY



 Myddelton & Major

We are proud to present

OLD MANOR HOUSE

THE STREET, WEST WINTERSLOW, SALISBURY, SP5 1RY

A timelessly elegant Grade II Listed manor house, with an incredible family kitchen, separate three-bedroom annexe and garaging.

- ****NO ONWARD CHAIN****
- Exceptional Grade II Listed house with late 18th Century origins
- Newly modernised and sympathetically renovated throughout
 - Brand new Tom Howley kitchen with vaulted ceiling
- Five bedrooms including a magnificent principal bedroom suite
 - Substantial three-bedroom annexe
 - Extensive garaging and parking
- Gardens and grounds of 0.9 acres with kitchen garden and terraces





OLD MANOR HOUSE

With origins dating back to 1768, Old Manor House is offered to the market after a holistic programme of sympathetic renovation. Offering classical Georgian proportions and detail, the house has been completely overhauled by the owners, whose family have owned the house for generations, with a passion for the house and area. After a full renovation, the house is presented in superb order, with a newly installed kitchen, designed by the team at Tom Howley specifically for the house. Wherever possible, the owners have retained the lovely floorboards or laid authentic new floors whilst the original front door is simply fabulous.

The house is approached from a spur off the village road, through wrought iron gates and into a generous, gravelled parking area, with adjoining garaging and the studio annexe to one side.

York stone steps lead down to the original door and main entrance, opening into a spacious reception hall with period flooring. The ground floor offers beautifully balanced accommodation including a panelled dining room, an elegant family sitting room, a study (with mezzanine area), and a cosy snug with wood-burner. The incredible family kitchen has a vaulted ceiling, with a large central island and is positioned to enjoy south and easterly aspects. The owners have designed a space for a cooker unit, allowing a discerning buyer to opt for electric or gas options to suit. The walk-in larder and integrated 'shaker-style' wall and base units provide extensive storage, whilst the polished stone surfaces offer ample food preparation space. Folding doors open onto a substantial stone terrace, creating a natural extension of the living space. The utility room lies just off, with tall ceilings allowing a suspending drying rack and a door out to the side garden with raised beds for vegetables, herbs and cut flowers. There is also a beautifully appointed boot room with bead and butt panelling, bench seats, hat racks and a WC.









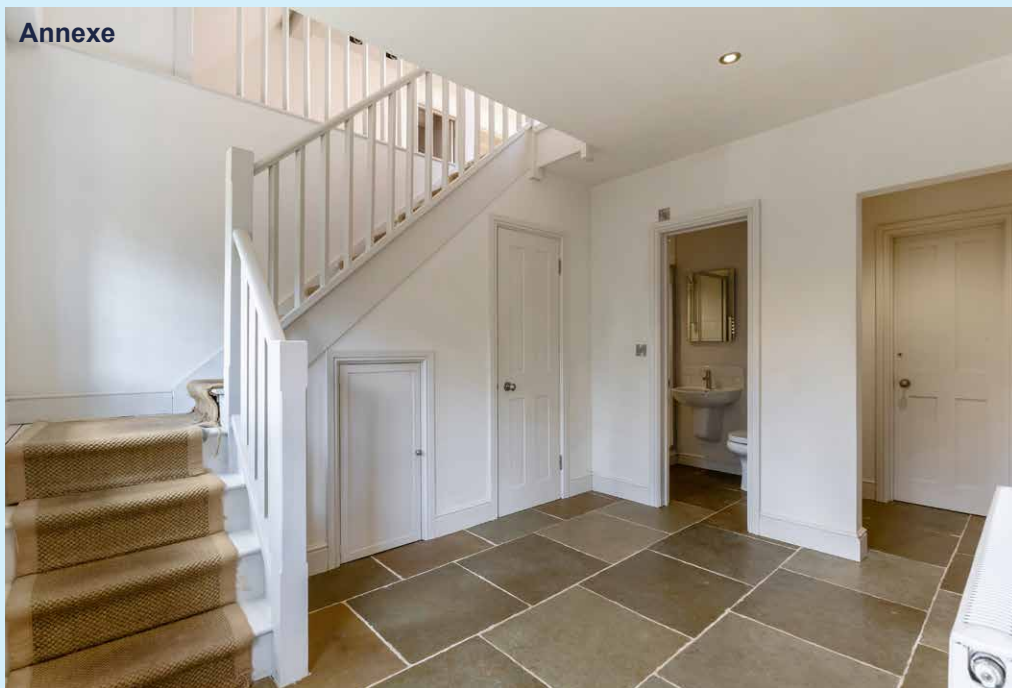
Annexe



Annexe



Annexe



Annexe



The first floor provides a magnificent principal bedroom suite, featuring a vaulted walk-through dressing room (offering scope to install wardrobes of your choice), and 'library ladder' access to a mezzanine room above. The ensuite bathroom has a free-standing roll-top bath and walk-in shower. Two further double bedrooms and a family bathroom complete this floor. There are two additional bedrooms on the second floor, each with ensuite shower rooms.

Finally, accessed externally to the side of the house, a walk-in cellar with full ceiling height, offers further useful space.

ANNEXE & GARAGING

Within the grounds is a substantial, self-contained three-bedroom studio with two further bathrooms, providing excellent ancillary accommodation. It includes a triple carport, one with internal rear doors leading to a further garage/workshop or gym.

The ground floor comprises of a large entrance hall, home office, shower room and a utility room. The first floor opens into an impressive studio-style living space with large windows, log burner and open-plan kitchen and dining area, alongside three further bedrooms and a family bathroom.

This versatile building is ideal for guests, extended family, creative workspace or income potential.

GARDEN AND GROUNDS

The house sits within beautifully enclosed gardens of about 0.9 acres, with the majority of principal rooms enjoying southerly views across terraced lawns. A productive kitchen garden with raised beds runs east to west and includes a traditional potting shed.



LOCATION & AMENITIES

Old Manor House occupies an elevated, edge-of-village setting in West Winterslow. The conjoining villages of East, Middle and West Winterslow, collectively, offer a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

The village amenities allow residents to enjoy the convenience of having everyday essentials nearby, while also providing easy access to the surrounding countryside. For those who enjoy the outdoors, scenic country walks through Bentley Wood and along The Clarendon Way offer the perfect opportunity to explore the beautiful local landscape.

The Winterslows are located approximately seven miles northeast of the Cathedral city of Salisbury which has excellent leisure and recreational facilities including two cinemas, a leisure centre, arts centre and theatre. The city also offers a thriving shopping centre and twice-weekly traditional market with a mainline train station offering regular services to Bath, Southampton, the West Country and London Waterloo (from approximately 1hr 30mins). Grateley Train Station (8.4 miles) provides a closer station with direct services to London Waterloo as well.

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>









DIRECTIONS

Postcode: SP5 1RY

What3Words: ///servicing.sculpting.chairing

ADDITIONAL INFORMATION

Services : Mains electricity, water and drainage.
Oil-fired central heating. Fibre broadband.

Outgoings : Council Tax: Old Manor House - Band G; Annexe – Band A

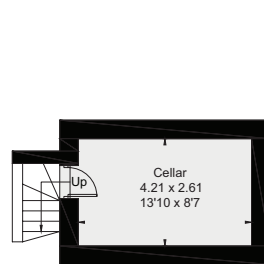
Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Local Authority : Wiltshire Council

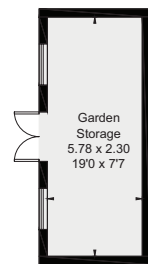
Viewings : Only by prior arrangement with sole selling agents
Myddelton & Major.



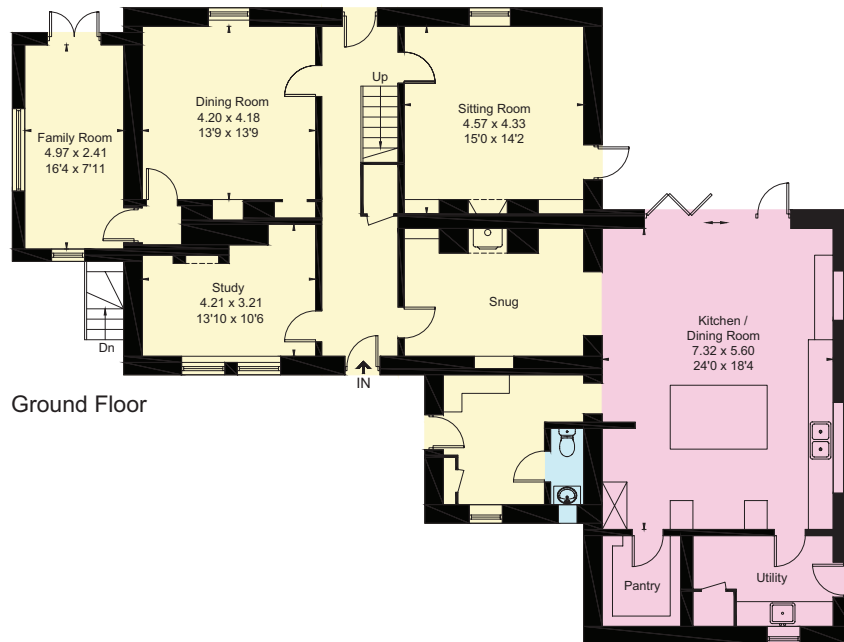
Approximate Floor Area = 332.5 sq m / 3579 sq ft
 Cellar = 11.1 sq m / 119 sq ft
 Outbuildings = 199.3 sq m / 2145 sq ft
 Total = 542.9 sq m / 5843 sq ft (Excluding Carport)



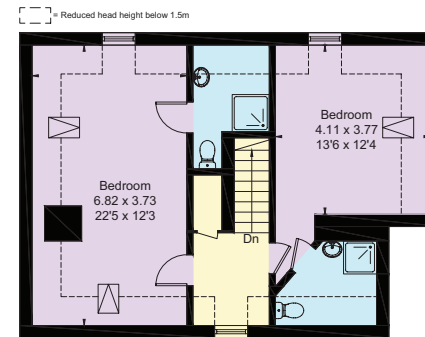
Cellar



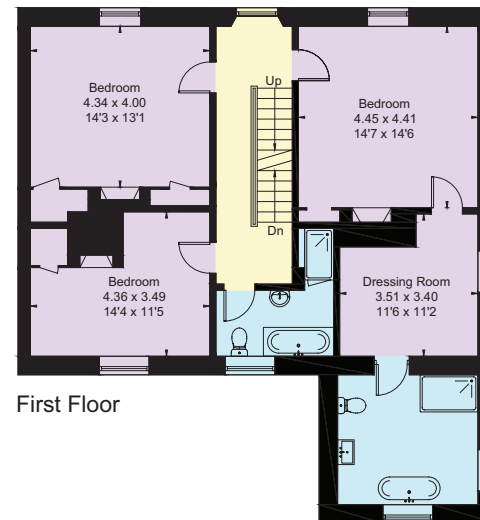
(Not Shown In Actual Location / Orientation)



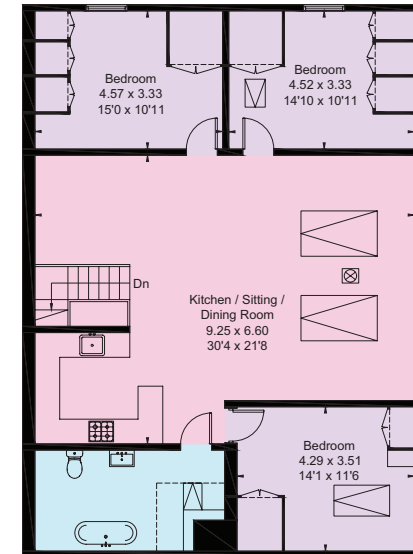
Ground Floor



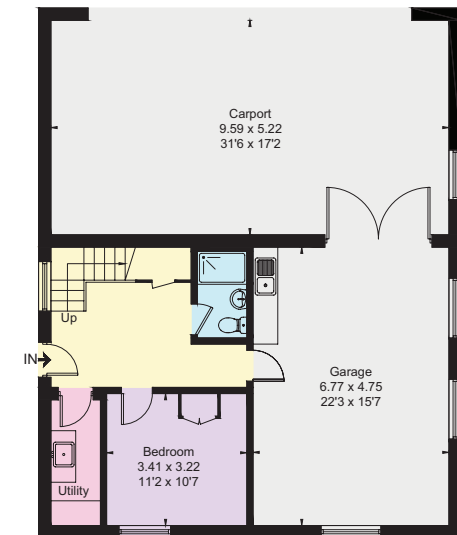
Second Floor



First Floor



Annexe - First Floor



Annexe - Ground Floor

(Not Shown In Actual Location / Orientation)

Contact

Call: 01722 337 575

Email: residential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD



Contact

Call: 01264 810 400

Email: stockbridgeresidential@myddeltonmajor.co.uk

Click: myddeltonmajor.co.uk

Visit: 2 Clarendon Terrace, High Street, Stockbridge, Hampshire, SO20 6EY