

GOLDEN WILLOWS, WINTERBOURNE EARLS,
SALISBURY SP4 6HH

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BAXTERS
PROPERTY & LAND AGENTS









GOLDEN WILLOWS, WINTERBOURNE EARLS, SALISBURY SP4 6HH

PRICE GUIDE: £1,250,000

Enjoying a semi-rural setting on the very edge of the Wiltshire village of Winterbourne Earls is Golden Willows, an exceptional 4/5 bedroom detached family home of impressive proportions with a floor area exceeding 4500sqft, a substantial outbuilding of about 900sqft and mature private grounds extending to about 2 acres.

This fine village property offers hugely flexible accommodation with, on the ground floor, a large welcoming reception hall with vaulted first floor galleried landing, double aspect sitting room with fireplace and log burner, three further reception rooms, a fabulous open plan kitchen/breakfast and family room with a walk-in pantry and two ensuite double bedrooms.

Off the first floor landing you will find the principal bedroom suite with a rooftop balcony, two further double bedrooms, a luxuriously appointed family bathroom and a vast eaves storage room. Golden Willows is fully double glazed, centrally heated and offered for sale in excellent order.

Golden Willows is approached from the village road via a private gated sweeping drive with an abundance of parking. The outbuilding is a real feature with the potential to be converted (subject to obtaining the relevant approvals) for use as a comfortable self-contained 'granny flat'. There is also a small (c.300sqft) detached timber barn with an adjoining two bay open car port. The grounds extend to about two acres: roughly half is landscaped and beautifully maintained with a large swathe of lawn and a great many specimen trees, shrubs, and flower beds. The remaining land could very easily be separated and fenced off as a small pony paddock and could be accessed without disturbing the main garden. There are also several seating areas providing both sunny and shaded areas and a covered outside social space for cooking and alfresco dining.

LOCATION: The parish of Winterbourne is located on the north eastern side of Salisbury city and comprises Winterbourne Dauntsey, Winterbourne Earls, Winterbourne Gunner and the hamlet of Hurdcott. Local amenities include St Michael's and All Angels church and also nearby a Grade I listed church of St Marys the Virgin, and a village pub, The Winterbourne Arms. The cathedral city of Salisbury offers a comprehensive range of recreational amenities, shopping facilities including a market each Tuesday and Saturday and a wide range of schooling, including two grammar schools and a college of further education. Salisbury has a mainline railway station stopping at nearby Grateley serving London Waterloo and the West Country. Access to the M3 and M25 is easily obtained via the A303 to the north east and to Southampton via the A36/M27 to the south.











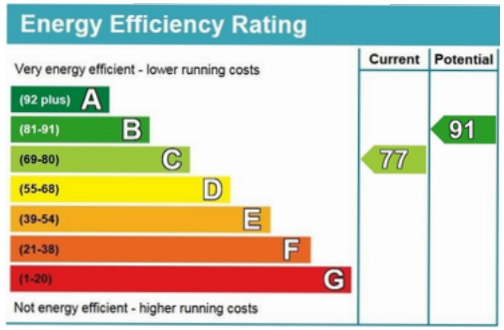







TENURE AND SERVICES: Tenure: Freehold. Local Authority: Wiltshire Council. Council Tax Band G: £4,052.50 for year 2026/2027. All Main Services Connected. Mains Drainage. Gas Central Heating. Fully Double Glazed.

DIRECTIONS: From the city of Salisbury proceed along the A30 and turn left at St Thomas's Bridge onto the A338. At the roundabout take the first exit across the bridge and then the second exit continuing on the A338. Proceed towards for the village of Winterbourne Earls and the property can be found onthe right hand side after a quater of a mile.



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: 10854.