



Holt Lane, Teffont Evias

£795,000

Holt Lane, Teffont Evias, Wiltshire SP3 5RE

- Located on Quiet No Through Lane
- Stunning Wiltshire Countryside Views
- Well Appointed, Beautifully Presented Accommodation
- High Quality Fixtures & Fittings
- Kitchen/Dining Room
- Sitting Room with Fireplace
- Three Double Bedrooms with Ensuite and Dressing Room to Master
- Double Garage & Ample Driveway Parking
- Fantastic Gardens with Views
- EPC: D.

DESCRIPTION

A delightful, recently constructed three-bedroom detached bungalow located in an enviable position off of a private no through lane, within the sought after village of Teffont Evias.

The immaculately presented accommodation includes a welcoming entrance hall, kitchen/dining room looking out over the garden and views beyond, separate utility, large sitting room with wood burning stove, cloakroom, three double bedrooms including a dressing room and en suite to the master, further bathroom and a double garage.

Externally there is a large driveway providing ample off-road parking, and beautiful gardens with far reaching views over the neighbouring fields and woodland beyond.

LOCATION

The rural and typically English village of Teffont Evias is located on the edge of the Nadder Valley. The village has a renowned reputation for its assortment of period cottages as well as its picturesque street scene beside the River Teff. The village benefits from the sought after Howards House Hotel as well as the Church of St Edward.

Nearby Tisbury is the largest Village in Wiltshire's Nadder Valley and is located to the west of Salisbury. The Village also has a Railway Station which is on the main line between Exeter and London Waterloo. Tisbury has a good range of facilities including a Co-operative, independent retailers, Post Office, Public Houses, Doctors' Surgery, Leisure Centre and Community Groups. Since 2014, Tisbury has been voted within the top 5 villages to live in outside of London according to the Sunday Times. A303 (London/Exeter) 6m, Shaftesbury 10m, Salisbury 14m. Trains: Tisbury (London Waterloo 110m), Salisbury (London Waterloo 85 mins).



SERVICES

The property is connected to mains water, drainage and electricity.

The property benefits from underfloor heating throughout, via a recently fitted air source heat pump, as well as having a wood burning stove in the sitting room.

In addition, solar panels are present.





OUTSIDE

The property is accessed off of Holt Lane, a quiet no through road. To the front of the property is a gravelled driveway which provides parking for several vehicles, as well as access to the large double garage.

The garden at the rear which is predominantly south facing, is a simply wonderful outside space with a well-established lawn, spacious patio ideal for entertaining and dining alfresco, a comprehensive array of colourful planting beds and mature trees. To compliment the garden is a breath-taking and uninterrupted view of the surrounding Wiltshire countryside which can be enjoyed throughout the seasons.

The property is enclosed to each side by wooden panel fencing and mature hedging, and benefits from a summer house, a further garden shed and several countryside walks all accessed from the doorstep.

LOCAL AUTHORITY

Wiltshire Council Tax, band F

TENURE

Freehold

AGENTS NOTE

The internal photos are historic but represent the current property.

VIEWINGS

Strictly by appointment, only with Boatwrights, Tisbury.
01747 859 359. www.boatwrights.co.uk.



Bridleway, Teffont Evias, Salisbury, SP3 5RE

Approximate Gross Internal Area = 150.1 sq m / 1615 sq ft
Garage = 31.2 sq m / 336 sq ft
Total = 181.3 sq m / 1951 sq ft



Ground Floor

Floorplanz © 2017
0203 9056099 Ref: 185978
This plan is for layout guidance only.
Drawn in accordance with
RICS guidelines. Not drawn to
scale, unless stated. Windows &
door openings are approximate.
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.

Important Notice

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.

17 April 2023