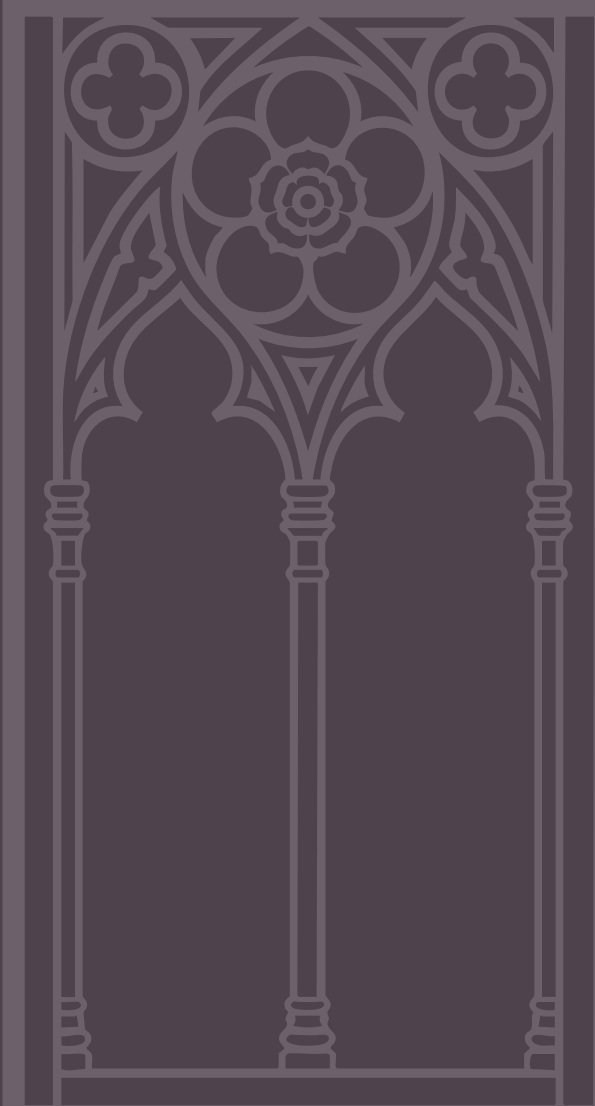
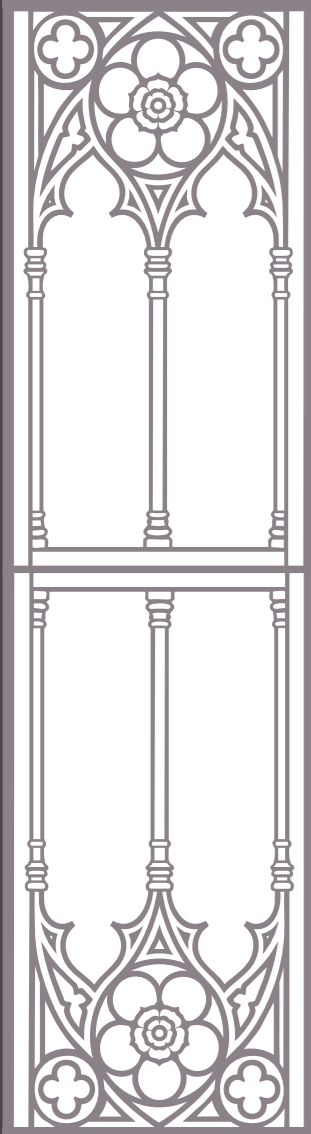


THE  
GARDEN  
HOUSE

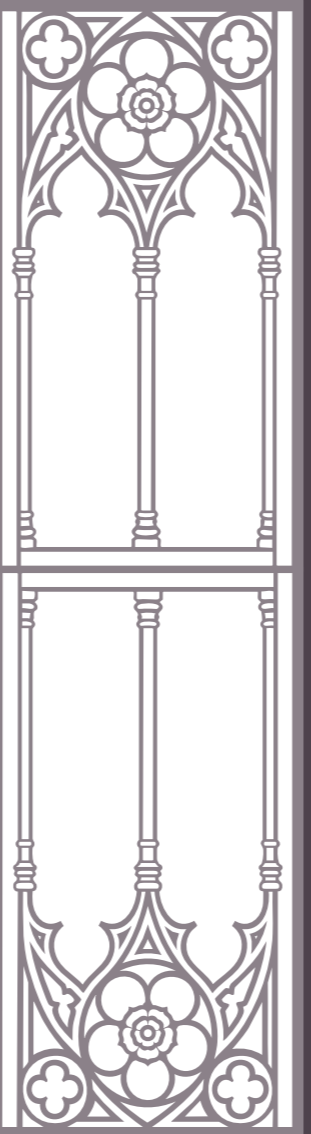


A M E S B U R Y





Tucked away behind walled gardens and with discreet gated access, The Garden House is one of those rare homes that is full of surprises. From the outside, there is little indication of the wonderfully spacious, light-filled and beautifully designed home hidden within. Thoughtfully created by the current owner and offered to the market for the very first time, this is a property that combines the ease of single-storey living with character, privacy and living spaces designed to overlook the gardens.





Set back from Salisbury Road and approached via a shared entrance drive serving only one neighbouring home, The Garden House enjoys a remarkably secluded position within easy walking distance of Amesbury's excellent amenities.

Behind the gates, the atmosphere changes completely. The property is peaceful, private and unexpectedly green, with beautifully stocked walled gardens that create a wonderful sense of retreat.





Inside, the house has been designed with both practicality and enjoyment of space in mind. High ceilings and elegant light-filled rooms give an impressive sense of space that create an airy and well-designed home. A number of bespoke and characterful features give the property warmth and individuality throughout.

At the heart of the home is a beautifully designed open-plan reception room that extends to over 31ft in length. It has been cleverly arranged to create three distinct yet connected living areas. The kitchen flows naturally into the dining area, which is partially screened from the main sitting room by a striking Gothic-style carved timber dividing screen - an exceptional architectural feature that brings both character and subtle separation to the space.





The main sitting area feels warm and inviting and is centred around a substantial brick fireplace with a wood-burning stove. To one side is a light-filled sun room that sits beneath a large roof lantern and has French doors opening directly onto the terrace and gardens beyond. This flexible area could equally serve as a relaxed reading space, informal entertaining area or peaceful spot to enjoy the garden outlook throughout the seasons.



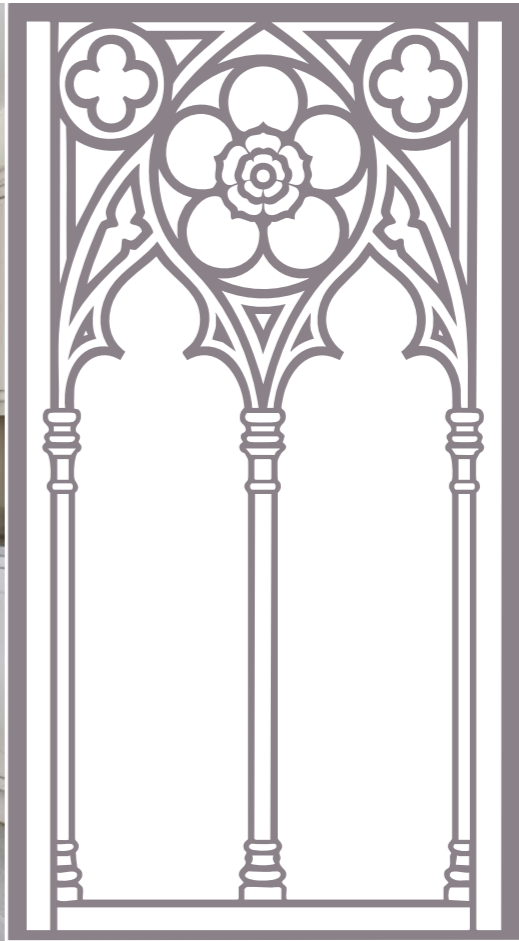
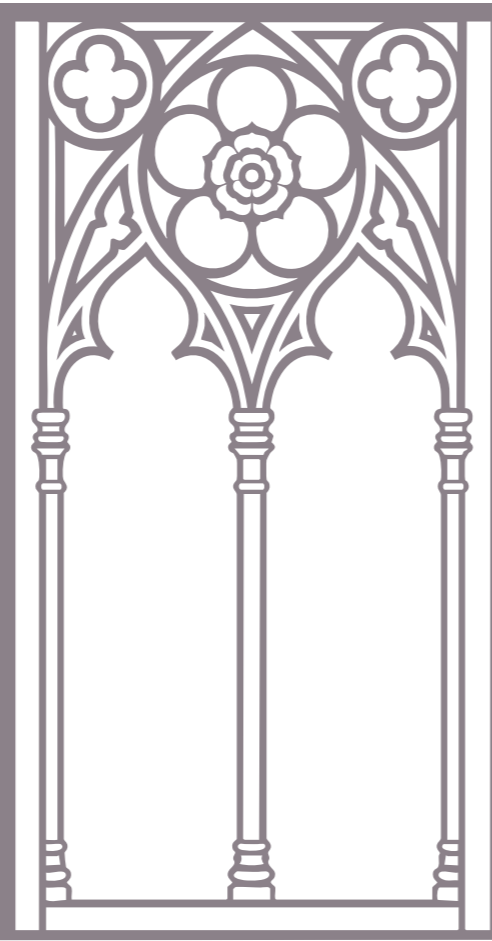




The kitchen/breakfast room is both stylish and practical, fitted with extensive cabinetry, plenty of marble work surfaces and an electric Aga that brings warmth and character to the space. Large windows overlook the gardens, and there is ample room for informal dining.

A separate utility room and cloakroom are conveniently tucked away, helping to keep the day-to-day running of the house neatly out of sight.



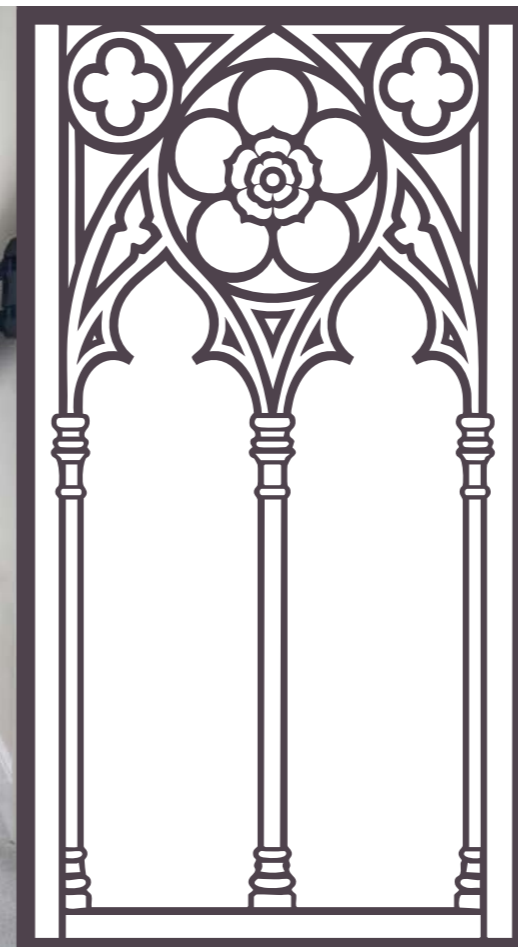
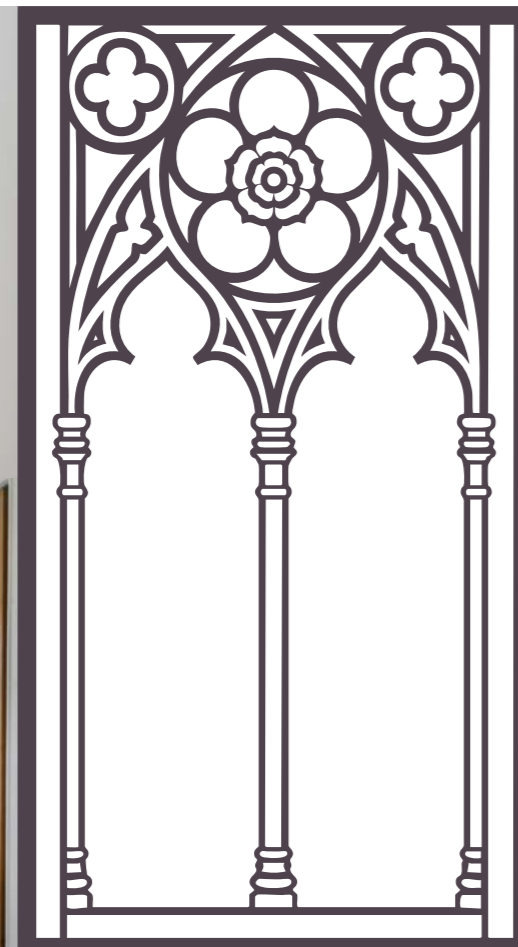




The bedroom accommodation is set away from the main living areas and is accessed via an oak door leading to an inner hallway. Three roof lights flood the hall with natural light, continuing the bright and spacious feel found throughout the house. All three bedrooms are generous doubles and the principal suite is particularly impressive. This room combines a spacious sleeping area with dressing room, vaulted ceilings and French doors to the garden.

The remaining two bedrooms both have fitted wardrobes and are served by a well-arranged Jack and Jill bathroom which makes the layout ideal for visiting family and guests.







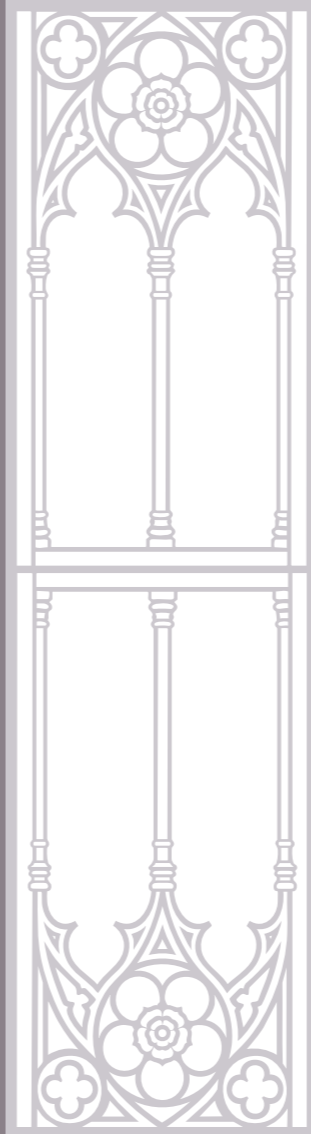
A particularly valuable feature of the property is the pair of bespoke-built outbuildings, both finished with tiled roofs and designed to complement the house. One provides useful secure storage with power and lighting already connected, while the fully insulated log cabin offers excellent flexibility as a home office, studio, hobby space or peaceful retreat away from the main house.





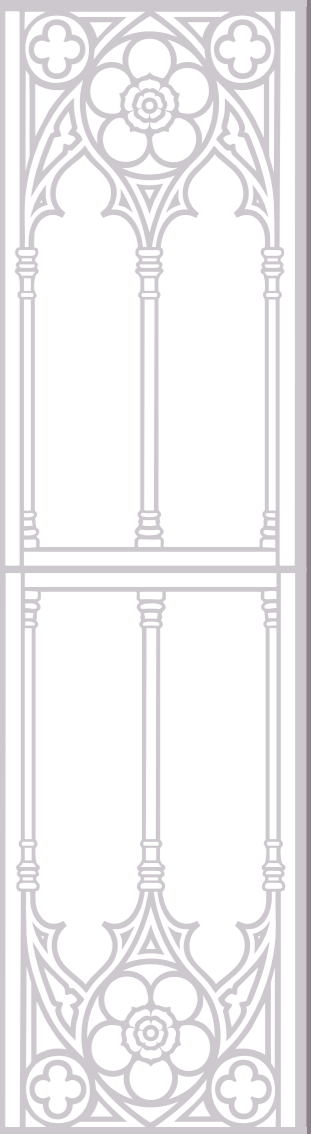
The gardens are undoubtedly one of the property's defining features. Entirely enclosed by mature walls and thoughtfully designed over many years, they feel established, peaceful and private. Sweeping planted borders, climbing roses and wisteria, and productive areas with gooseberries, currants and apple trees combine to create a garden that is both beautiful and highly usable. Carefully positioned seating areas allow owners to follow the sun or seek shade throughout the day, while the central pond and bespoke metal rose arch add charm and structure to the setting.






Despite the sense of privacy, The Garden House remains exceptionally convenient for everyday life. Amesbury offers an excellent range of amenities including independent shops, cafés, supermarkets, medical facilities and pubs, all within easy reach. There are also lovely walks nearby along the River Avon and surrounding countryside, with Stonehenge and the wider Wiltshire landscape close by.

The property further benefits from covered parking, a turning area. Offered to the market with no onward chain, The Garden House represents a rare opportunity to acquire a highly individual home that offers downsizing without compromise combining privacy, character, flexible living space and beautifully designed gardens in a surprisingly central location.



# KEY FEATURES

- Detached single-storey home in secluded tucked-away setting
- Beautifully landscaped walled gardens
- Three generous double bedrooms
- Spacious open-plan reception and dining room
- Garden-facing sun room with roof lantern and French doors
- Kitchen/breakfast room with electric Aga
- Utility room and cloakroom
- Principal suite with dressing area and adjacent bathroom
- Detached insulated home office/studio
- Covered parking and gated access
- Walking distance to amenities and countryside walks
- No onward chain

<b>Address</b>	The Garden House, 41a Salisbury Road, Amesbury, SP4 7HH
<b>EPC</b>	
<b>Tenure</b>	Freehold
<b>Council Tax</b>	Band F
<b>Local Authority</b>	Wiltshire Council
<b>Property Size</b>	3 bedrooms, 2 bathrooms, WC, kitchen/breakfast room, large open plan reception room & purpose built home office
<b>Parking</b>	Driveway parking & carport
<b>Utilities</b>	Mains
<b>Heating</b>	Gas boiler with underfloor heating, woodburner & solar panels

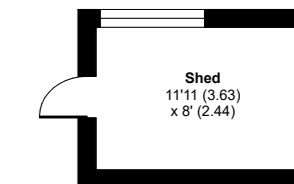
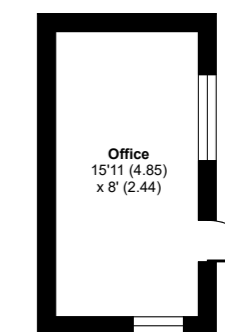
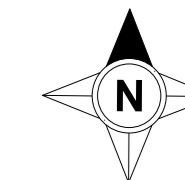
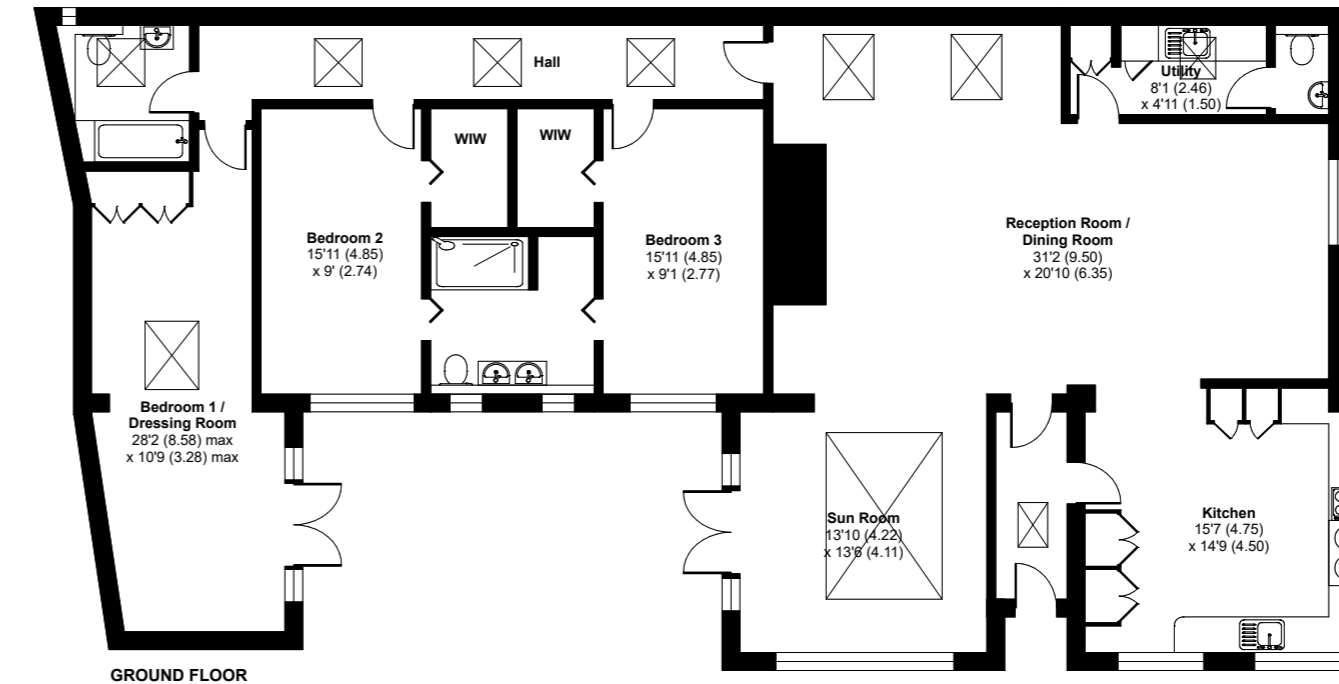
## Salisbury Road, Amesbury, Salisbury, SP4

Approximate Area = 2065 sq ft / 191.8 sq m

Outbuilding = 224 sq ft / 20.8 sq m

Total = 2289 sq ft / 212.6 sq m

For identification only - Not to scale



**OUTBUILDING 2**

# THE GARDEN HOUSE

A M E S B U R Y



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