

# Myddelton&Major

Porton House  
58 WINTERSLOW ROAD, PORTON





A charming and spacious detached family home with four bedrooms, three reception rooms, cellar and an integral guest suite.

Tenure: Freehold

Size: 2,487 ft<sup>2</sup>

EPC Rating: D (58)

Council Tax Band: E



5



3



3



7

Salisbury 6.5 Miles • Stockbridge 13 Miles • A303 Access 5.5 Miles • Grateley Train Station 8 Miles

## Porton House, 58 Winterslow Road Porton, Wiltshire, SP4 0JU

- Detached Family Home
- Open Kitchen/Dining/Living
- Family Room
- Home Study
- Four Bedrooms
- Three Bathrooms
- Guest Suite/Annexed Bedroom
- Plenty of Off Road Parking
- Front and Rear Gardens
- Cellar

### The Property

Porton House is a delightful and inviting detached family home, with a warm atmosphere throughout. The accommodation within is extremely generous and welcoming, with 2,487 sq ft of living space arranged over two floors.

The front door opens into an attractive entrance hall, with stairs to the first floor and access to the two main reception areas. Off the left of the hall is the family room, which leads through from here to the home study. The primary reception area is open plan and forms the sitting room, dining room, and kitchen. Of particular note is the design of the kitchen, which features a vaulted ceiling with skylights and a large kitchen island as centrepiece to the room. A wooden staircase is hidden below a hydraulic door leading down to the cellar, disguised into the flooring of the dining room. Completing the ground floor accommodation is the utility room. On the first floor are four bedrooms, three of which are doubles, and two family bathrooms.

### The Guest Suite/Annexed Bedroom

The guest suite/annexed bedroom is situated above the homes integral single garage, and accessible via a private lobby/boot room, with an external entrance via the lower garden and internal entrance via the kitchen or garage. On the ground floor is the shower room, with steps up to a landing area which is currently utilised as a craft room. From here is the guest suite which could comfortably accommodate a super-king bed in addition to sitting room furniture, with a door from here leading directly onto the upper garden terrace.





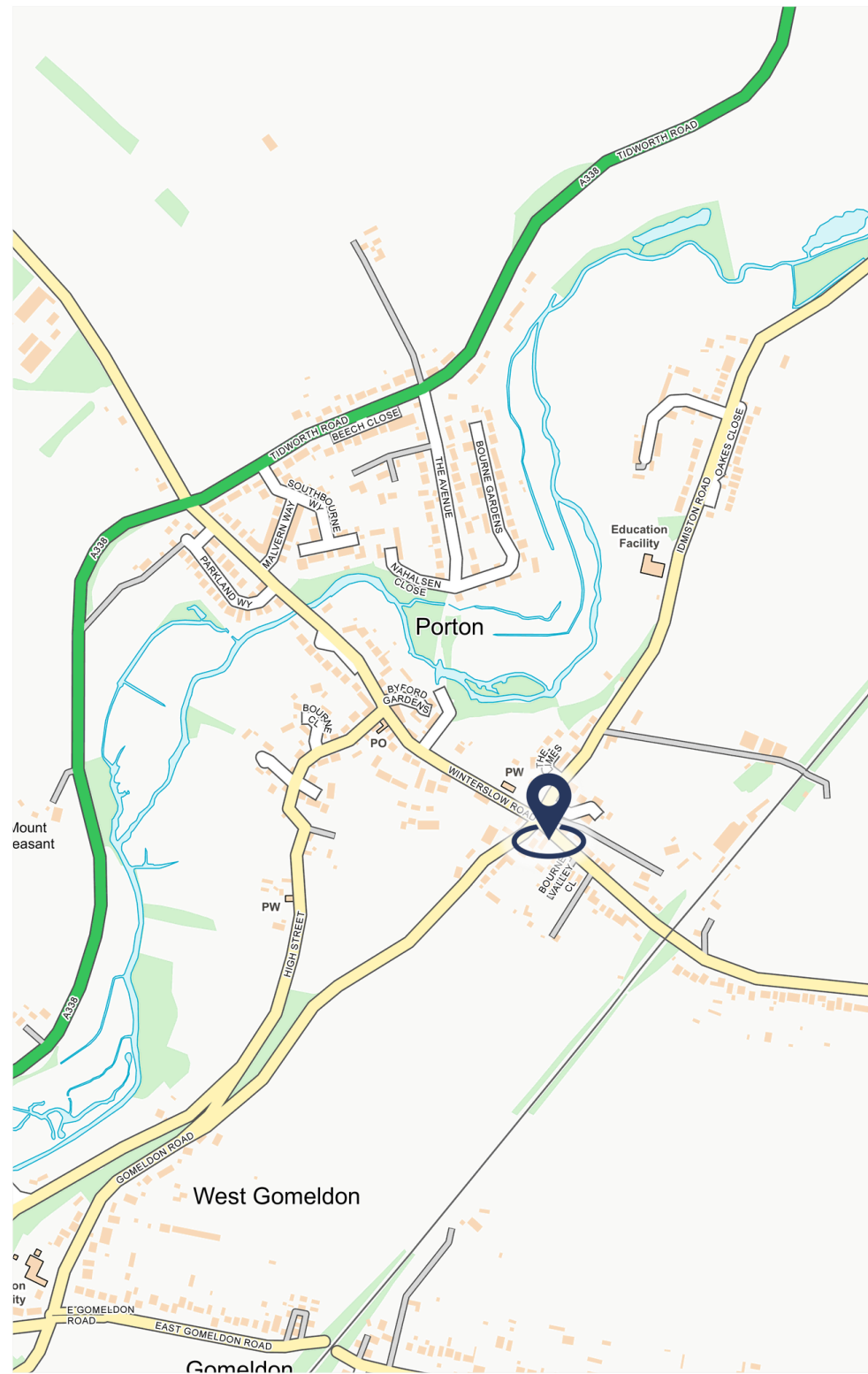
## Outside

At the front of the home is an appealing and well-maintained lawn, setting the house back behind a low level wall and iron entrance gate with stone steps leading to the front door. To the left of the property is gated access to the rear garden and the integral single garage, providing off road parking for several vehicles. The lower rear garden is entirely paved providing substantial space for outdoor furnishings or additional parking, plus further access to the property via the rear lobby/boot room or kitchen. Steps from here lead up to the upper garden, which is primarily laid to lawn with a small terrace area just off the fifth bedroom/guest suite.

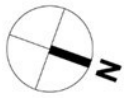
## Location

No. 58 Winterslow Road is situated within the heart the village of Porton, just a short walk from all local amenities. Porton is located in the Bourne Valley, approximately 5 miles north-east of the Cathedral City of Salisbury. The village is home to a well-regarded primary school, post office/shop, village hall, doctor's surgery, garage and both Baptist and Anglican churches. There's plenty of recreational activities within the village also, from Porton Outdoor Activity Centre to an afternoon at Porton Garden, Aquatics & Pets Centre, with the popular 'Old Railway Hotel' is less than a 5 minute walk from the property.

Nearby Gomeldon and the Winterbournes have further conveniences, including two well thought of primary schools, a local cricket club and 'The Winterbourne Arms' Public House, Grateley Train Station is approximately 12 to 13 minutes away by car. Salisbury has a more comprehensive range of facilities including a well-thought of Playhouse and twice-weekly charter market, with a plethora of further restaurants, shopping, and leisure facilities. There is a number of primary and secondary schools, both private and state, including boys and girls grammar schools. Salisbury has excellent road links to London, Southampton and Bournemouth and provides direct trains to London Waterloo from Salisbury mainline railway station.

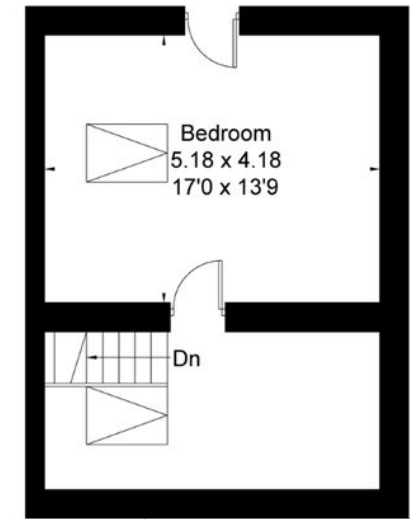
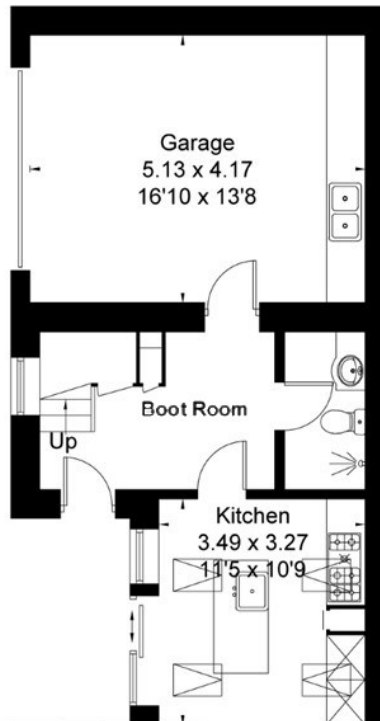






Approximate Area = 231.1 sq m / 2487 sq ft  
 Cellar = 19.3 sq m / 208 sq ft  
 Total = 250.4 sq m / 2695 sq ft (Including Garage)  
 Including Limited Use Area (3.0 sq m / 32 sq ft)

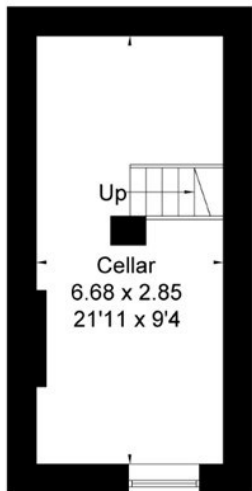
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
 fourwalls-group.com 314475



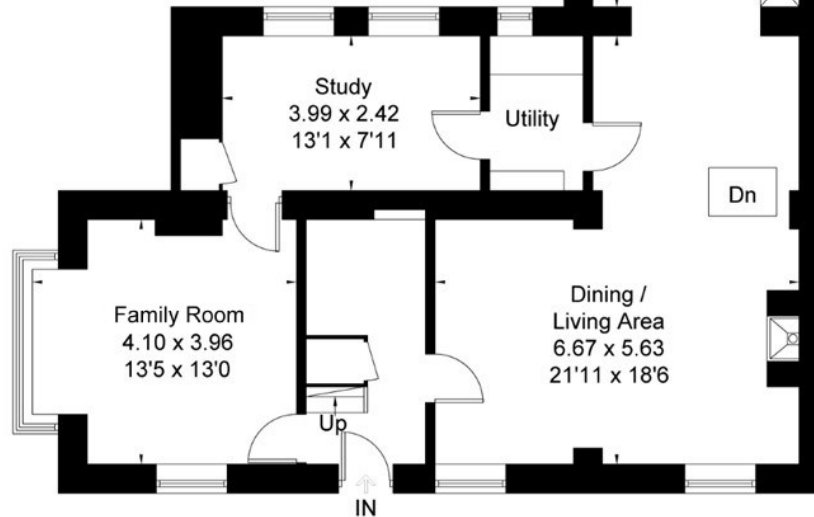
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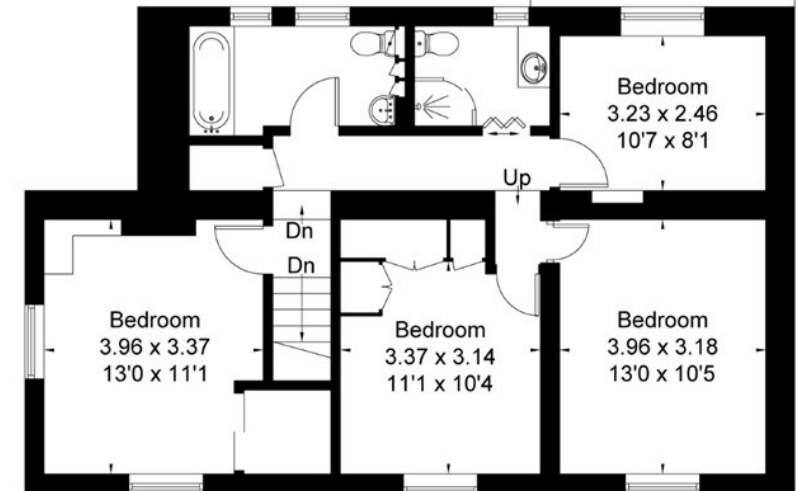
= Reduced head height below 1.5m



Cellar



Ground Floor



First Floor



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