Boatwrights Estate Agents

# Alvediston

Asking Price: £1,100,000

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**Elcombe Barn, Elcombe Lane, Alvediston, Salisbury, Wiltshire, SP5 5LY**

What 3 Words: ///front.prospers.subject

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## Key Features

- Bespoke Built Four Bedroom Home
- Additional One Bedroom Detached Annexe
- Stunning Chalke Valley Location
- Pleasant & Attractive Landscaped Grounds
- Double Carport & Store

**Tenure: Freehold | EPC Rating: C (Annexe EPC: D) | Council Tax Band: G |**

**Services: The property is warmed via an oil-fired central heating system. Drainage is provided via a septic tank.**

## Outside

The beautifully designed garden has been thoughtfully designed to offer both practicality and visual appeal, creating a wonderful outdoor environment.

A well-maintained lawn is complimented by established flower beds that add colour and interest, enhancing the overall charm of the setting whereas for those with a passion for gardening, a dedicated vegetable patch offers the perfect opportunity to grow your own produce.

Set between the main residence and the annexe is a delightful courtyard garden that creates a more sheltered space, ideal for al fresco dining. To the front the property is further complemented by a driveway providing ample off-road parking, along with a double car port.

## Overview

A truly exceptional four-bedroom, countryside residence that offers bespoke accommodation with the addition of a one-bedroom detached annexe within the grounds.

## Inside the Home

This remarkable former dairy barn has been thoughtfully converted to create a truly unique four-bedroom home that blends character with comfort whilst retaining a wealth of period features, including exposed beams throughout. At its heart lies a spacious triple-aspect sitting room, flooded with natural light offering a wonderful sense of openness, all warmed by the log burner. The charming country-style kitchen is fitted with a traditional Aga, creating a warm, inviting and practical space that complements the home's heritage. The ground floor also benefits from an additional bedroom with the possible use as a study/home office, while a striking handcrafted wooden staircase serves as a focal point leading to the first floor.

Each of the three bedrooms are well-proportioned, served by two bathrooms, making it ideal for family living or hosting guests. From the elevated position, the uninterrupted countryside views enhance the sense of peace and seclusion.

## Annexe

Of great benefit is the addition of a standalone, one-bedroom annexe offering a stylish and versatile living space, ideal for guests, extended family, or potential rental income. Characterised by impressive, vaulted ceilings, the accommodation comprises a kitchenette alongside a comfortable bedroom and living area. A mezzanine floor adds architectural interest and flexibility, perfect for use as a further sleeping area, or additional relaxation space.

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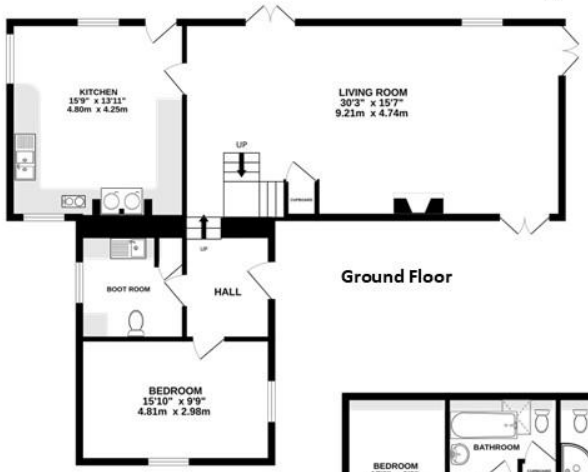
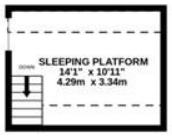
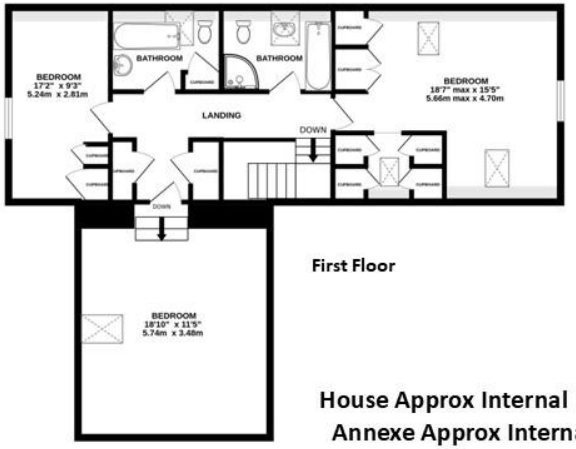



Ground Floor

Ground Floor




First Floor




First Floor

Outbuildings

**House Approx Internal Area: 176 SqM (1894 SqFt)**
**Annexe Approx Internal Area: 65 SqM (700 SqFt)**

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All interested parties must themselves verify their accuracy. All measurements and the proportions of the floor plans provided are approximate.
**28 May 2026**