

KINGS CROFT, WESTON LANE, WEST WINTERSLOW, SALISBURY, SP5 1RL



 Myddelton & Major

We are proud to present

KINGS CROFT

WESTON LANE, WEST WINTERSLOW, SALISBURY, SP5 1RL

An award-winning modern country house, standing in a private, elevated position with exceptional far-reaching rural views

- ****NO ONWARD CHAIN****
 - Civic Society Award-winning house, completed in 2020
 - Stunning, far-reaching views over the open countryside
 - Five-bedroom family house of about 3,100 sq ft
- Attached double garage with first floor storage (scope for further use)
 - Triple carport with adjoining games room/gym/studio
 - Extensive gravelled parking
 - In all about 0.65 acres





KINGS CROFT

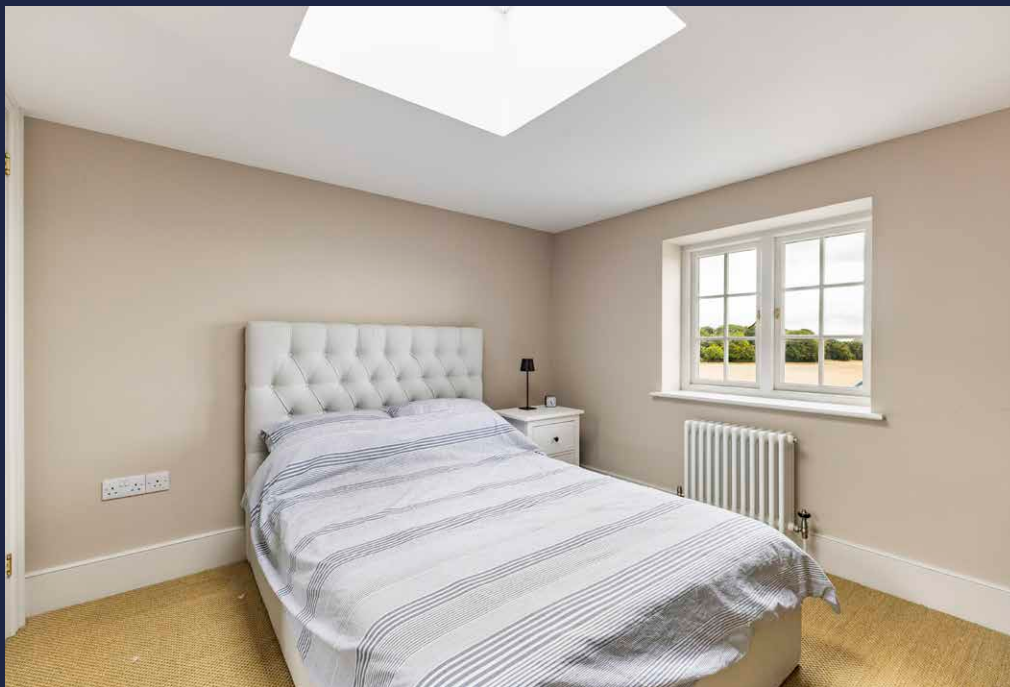
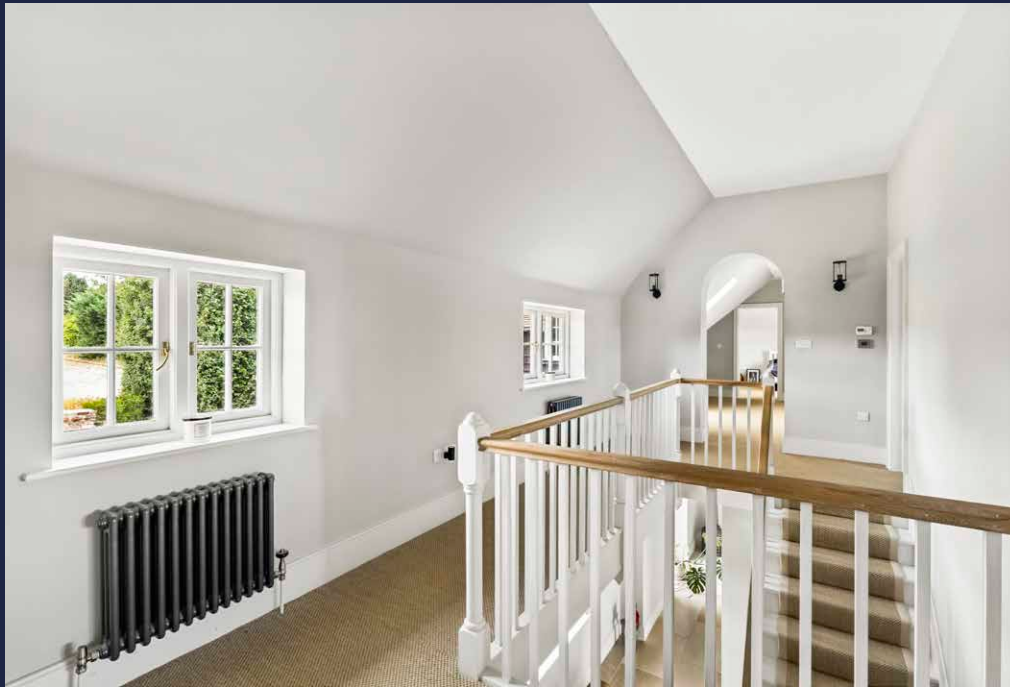
Built by the owners for themselves, and finished in 2020 to an exacting specification, Kings Croft is an award winning, modern country house, offering the best of all worlds. Designed with traditional Georgian aesthetics in mind, yet benefiting from modern build quality and services, the house is set in a glorious, elevated position, with far-reaching southerly views.

The spacious entrance hall provides a wonderful sense of arrival, with all principal ground floor rooms leading from here. The focal point is the bespoke Tom Howley family kitchen/breakfast room, with a range of 'shaker-style' base units and integrated modern appliances, set around an island unit. Framing the dining and entertaining space in the kitchen, two sets of bi-fold doors open up fully to connect the room beautifully with the south-facing terrace and make the most of the fantastic views over the countryside, creating a lovely spot for hosting family and friends.

The drawing room has a fireplace (note currently unused, with a choice to install a wood-burner if wanted) and offers excellent proportions. Being dual aspect, it is wonderfully light and welcoming, with French doors offering further access to the garden. There are two further reception rooms, an ideal day-to-day living room with a wood-burner and a useful study/playroom; again, both rooms provide direct access to the gardens outside. Completing the ground floor accommodation is a large utility room with side access, a downstairs WC and a useful boot room, tucked away off the hall.











Upstairs, the wide landing is light and bright, with space for a little reading nook, and links to all bedrooms. The principal bedroom overlooks the rear garden and offers the best views of the surrounding countryside in addition to a beautifully appointed ensuite shower room. Bedroom 2 has fitted wardrobes and an ensuite shower room. Bedroom 3 has a balcony to enjoy the best of the views, as well as built-in wardrobes. Bedrooms 4 and 5 are generous rooms as well, all facing south. The family bathroom is also tastefully appointed, with a bath and walk-in shower.

GARAGING & PARKING

Designed with large families in mind, Kings Croft has plenty of driveway parking, as well as a secure double garage. Accessed from a staircase within the garage, and offering scope for further use, is a large mezzanine storage area with ample headroom. The owners have taken services to the mezzanine area. There is also a three bay car port offering further versatile options for parking and storage.

GARDEN AND GROUNDS

Externally, the Georgian style design of the property offers a wonderful first impression. The immaculately landscaped grounds extend to about 0.65 acres in total, with carefully curated gardens and landscaped lawns. The astonishing view is the real “showstopper” at Kings Croft.

Rarely do you find such interrupted, beautiful countryside views, reaching as far as the eye can see over the rolling Wiltshire countryside.

A large lawn makes the garden ideal for a family and the terrace is the perfect spot for alfresco dining in the warmer months. Attached to the back of the carport is a games room/shed/workshop that could easily be utilised as a home office or gym if wanted.



CIVIC SOCIETY AWARD

“It had been designed to look as though though it may have arisen naturally on the site, following local traditions for rural houses, and intentionally dissimilar on the outside – in the vein of a Georgian brick house in the case of Kings Croft. The judges felt that with these aims in mind, the design had been very well considered, and moreover that they had been executed to a high standard. The brickwork was of very good quality, and timber in various forms, plus clay plain tiles for the roofs, had also been well utilised. The judges were particular struck by the quality of the interiors, into which a great deal of thought had clearly been put. Rooms were light and spacious, incorporating woodwork of better than standard quality and well chosen paint schemes, to which the splendid views had been taken full advantage of. The first floor of Kings Croft had a particularly effective round arched opening within it, complementing the Georgian effect of the exterior. High insulation values had been built in. The above average level of the commitment which had clearly gone into the houses, both in developing the designs and building them, made a commendation for them fully merited.”

LOCATION & AMENTIES

Kings Croft occupies an elevated position, located on the sought-after Weston Lane, between the villages of West and East Winterslow. The Winterslows, collectively, offer a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.



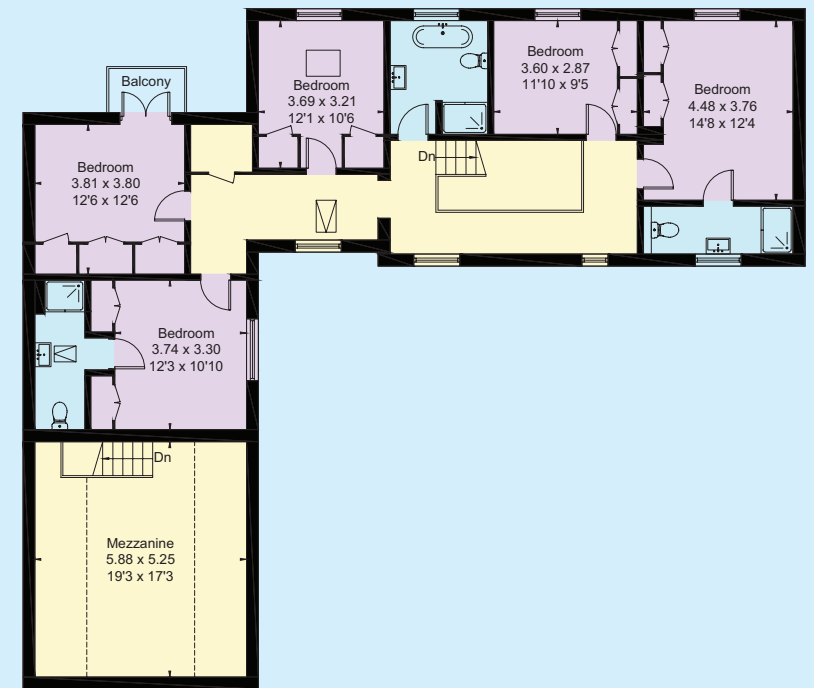




Approximate Floor Area = 289 sq m / 3111 sq ft
(Including Mezzanine)
Garage / Storage = 88.3 sq m / 950 sq ft
Total = 377.3 sq m / 4061 sq ft
(Excluding Open Space)



Ground Floor



First Floor

The village amenities allow residents to enjoy the convenience of having everyday essentials nearby, while also providing easy access to the surrounding countryside. For those who enjoy the outdoors, scenic country walks through Bentley Wood and along The Clarendon Way offer the perfect opportunity to explore the beautiful local landscape.

The nearby Test Valley village of Stockbridge provides an excellent range of day to day necessities, as well as several pubs, restaurants, hotels and galleries.

The Winterslows are located approximately seven miles northeast of the Cathedral city of Salisbury which has excellent leisure and recreational facilities including two cinemas, a leisure centre, arts centre and theatre. The city also offers a thriving shopping centre and twice-weekly traditional market with a mainline train station offering regular services to Bath, Southampton, the West Country and London Waterloo (from approximately 1hr 30mins).

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>



DIRECTIONS

Postcode: SP5 1RL

What3Words: ///emptied.waltzes.indoors

ADDITIONAL INFORMATION

Services : Mains electricity and water. Mains drains. Oil-fired central heating. Fibre broadband.

Outgoings : Council Tax – Band G

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

Viewings : Only by prior arrangement with sole selling agents
Myddelton & Major.





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