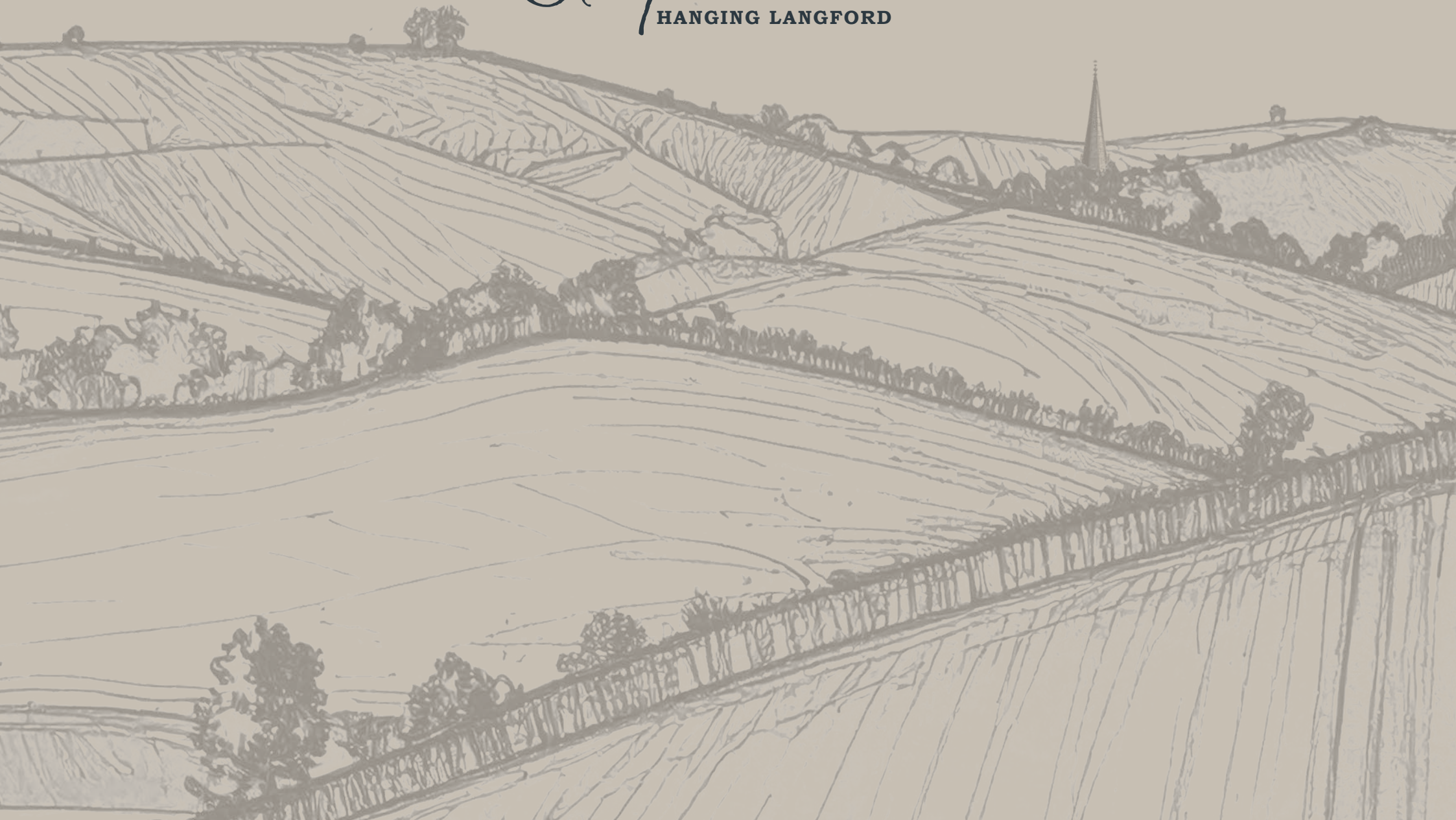


Steeple View

HANGING LANGFORD





There is something rather special about waking up to uninterrupted views across open countryside and having access to beautiful walks straight from the doorstep.

Steeple View combines an idyllic setting with a light, spacious and extremely practical home. With four bedrooms, two bathrooms, flexible reception rooms, a large kitchen and a beautifully established south-west-facing garden, there is plenty of space to enjoy.

This is a house that could work equally well for a family, a couple wanting more space or someone moving from a larger country home without wanting to compromise too much on accommodation. And with no onward chain, it is ready for its next owners.

Built in the latter part of the 20th century, Steeple View is located on a peaceful no-through road in Hanging Langford with open fields directly opposite. Inside, there is just over 1,800 sq ft of accommodation and one of the things that immediately stands out is how light the house feels.





From the entrance hall, the house opens into a practical and easy-flowing ground-floor layout. A set of glazed double doors opens into the sitting room, an impressive 22ft-long room with two large bay windows at the front. The room looks straight out across the fields, making the most of the wonderful countryside views.

A separate study could just as easily become a snug, children's hobby room or somewhere to read or watch television away from the main sitting room.





The kitchen/dining room is a lovely, sociable space that works particularly well for everyday life. At over 22ft long, there is plenty of room for a large table as well as a couple of comfortable chairs, creating somewhere to cook, eat and socialise.

At the heart of the kitchen is a four-oven electric AGA (included in the sale), as well as a four-ring induction hob.

Sliding doors open straight onto a small, very private patio - a lovely sheltered spot to sit and enjoy the garden.



Just off the kitchen is a separate utility room, which in turn leads through to a long pantry with direct access to the garden. There is also a downstairs cloakroom.





Upstairs, there are four bedrooms and two bathrooms. The main bedroom is the largest, measuring approximately 20ft x 13ft, with windows on two sides, extensive fitted wardrobes and a lovely outlook over the garden.

Two further double bedrooms sit at the front of the house and enjoy uninterrupted views across the neighbouring farmland.





Bedroom 2 has its own en-suite bathroom with a shower over the bath, while the remaining bedrooms are served by a separate family shower room.





Bedroom 3 is currently used as a craft room, showing how easily the space can adapt to suit different needs. The fourth bedroom is smaller and could work equally well as a child's bedroom, home office or hobby room.





The garden deserves more than a passing mention. South-west facing and wonderfully private, it was originally professionally landscaped and has matured into a really interesting garden with a character of its own.

Mature hedging creates different areas, while established herbaceous borders and a variety of trees give structure, colour and interest throughout the seasons.

There is a level lawn with plenty of room to sit outside, while a separate vegetable patch, greenhouse and garden shed will appeal to anyone who enjoys gardening.

The mature planting provides a real sense of privacy and the south-west orientation means there is plenty of opportunity to enjoy the afternoon and evening sun.

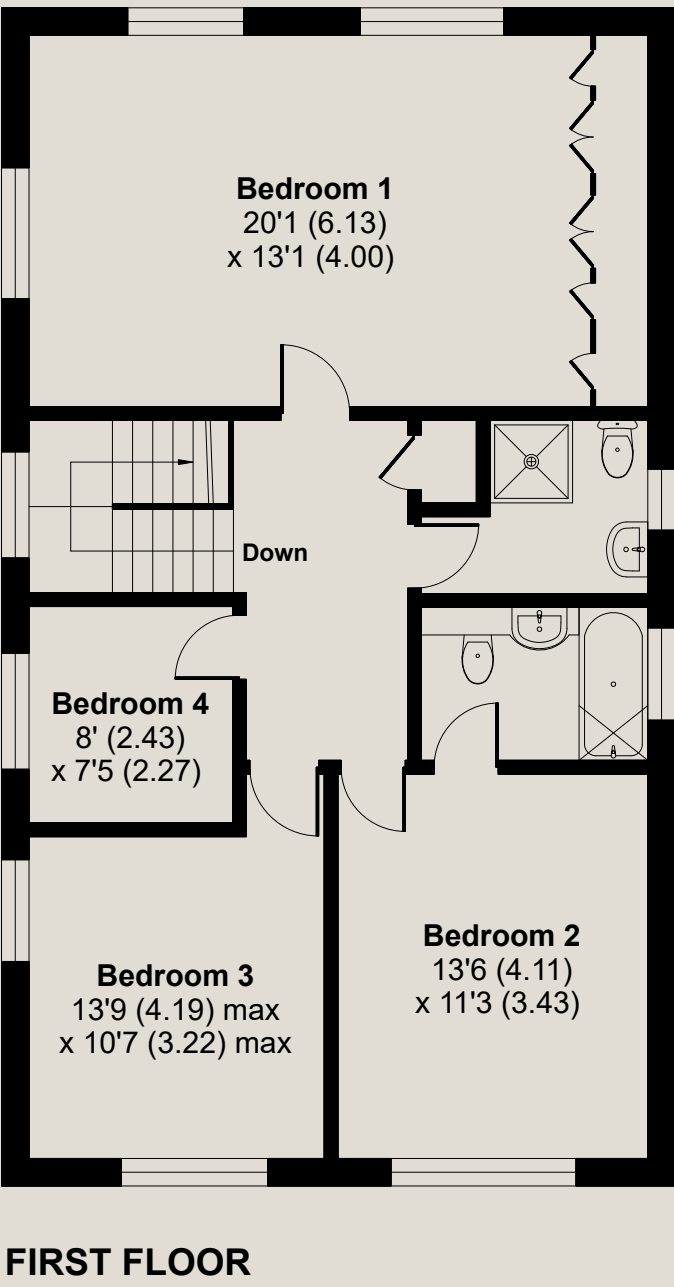
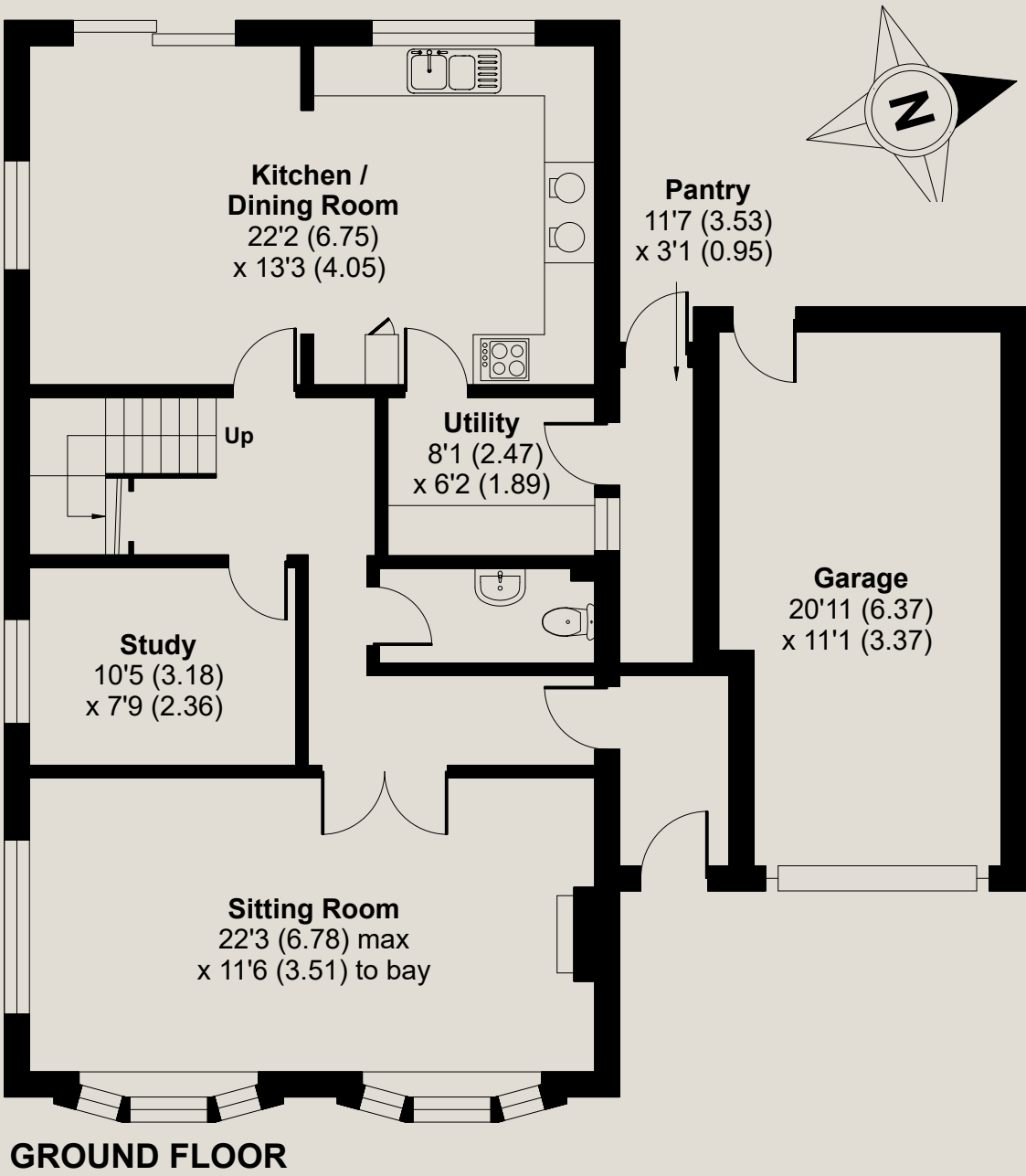
The front garden is quite different. Here, the outlook is straight across neighbouring farmland, creating the sort of view that makes this feel unmistakably like a country home.

A private driveway provides off-road parking and leads to the garage which can also be accessed externally from the back garden.

KEY FEATURES:

- Steeple View, Wylfe Road, Hanging Langford, Salisbury, SP3 4NN
- Four-bedroom detached home in the Wylfe Valley
 - Uninterrupted views across open farmland
 - Located on The Hollow, a restricted byway with no through traffic
 - Countryside walks straight from the doorstep
 - 22ft sitting room with two large bay windows and wonderful countryside views
 - Large kitchen/dining room with four-oven electric AGA
 - Separate study, utility room and pantry
 - Private, professionally landscaped south-west-facing garden
 - Private driveway and 21ft garage
 - No onward chain

Approximate Area = 1878 sq ft / 174.4 sq m
Garage = 219 sq ft / 20.3 sq m
Total = 2097 sq ft / 194.7 sq m
Floor plan for identification only - Not to scale



Hanging Langford & The Wylfe Valley

For those who enjoy countryside living, the location is exceptional. Steeple View sits on The Hollow, a restricted byway with no through traffic, providing direct access to miles of walking routes across the surrounding countryside, downs and Grovely Woods, as well as riverside and water meadow walks.

Langford Lakes, the village hall, tennis court and cricket pitch are all within walking distance, while Wilton, Salisbury, Tisbury, Warminster and Amesbury are easily accessible. Mainline rail services are available from Salisbury, Tisbury and Warminster, and everyday shopping is close by at Bird & Carter Farm Shop, the Co-op in Wilton and Budgens in Codford.

The area also offers a selection of popular pubs and restaurants, including The Bell at Wylfe, The Prince Leopold, The Pembroke Arms and The Beckford Arms.

Steeple View combines uninterrupted countryside views, walks from the doorstep and a private, established garden with a light, spacious home that is easy to enjoy.



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