

Stoford House
Stoford, Salisbury





A characterful Grade II Listed four-bedroom detached period country house with a substantial outbuilding and approximately three quarters of an acre of mature gardens, situated in the picturesque Wylde Valley.

Stoford House

Stoford, Wiltshire, SP20PJ

Guide Price:

£895,000



- Elegant Detached Property
- Three Reception Rooms
- Study/Office
- Four Bedrooms
- Family and Ensuite Bathroom

- Period Features
- Beautiful Gardens
- Ease of Access to A303
- Ample Parking
- Outbuilding of 988 sqft

The House

Believed to date from the early 18th century, Stoford House was substantially extended and altered in 1822, when much of its present Georgian character and proportions were established, with further alterations in the early 20th century. Of traditional cob, brick and blockwork construction, the house combines period character with comfortable modern living.

The house has a wonderfully light and sunny aspect, with natural light moving through the rooms throughout the day. Its substantial traditional walls help keep the interior remarkably cool in summer and warm in winter.

A central hallway leads to two elegant front-aspect reception rooms. One retains its original period fireplace and hob grate, while the other has a wood-burning stove, giving each room its own distinct character.

The bright kitchen/breakfast room is fitted with bespoke hand-painted cabinetry, granite worktops and a Belfast sink, with a modernised AGA forming the heart of the room. Glazed doors beside the breakfast area open directly onto a charming lower terrace enclosed by low walls and garden gates, with a small wall fountain - an ideal spot for breakfast, morning coffee or outdoor dining.

A separate dining room, downstairs cloakroom/WC and adjoining study/workroom complete the ground-floor accommodation. The latter has direct access outside and offers a versatile space suitable for a home office, studio, or playroom.

Upstairs are four bedrooms, each with its own individual character, together with an open study area with fitted bookcases. The principal bedroom has a decorative period fireplace and an en-suite bathroom with freestanding roll-top bath and separate shower. A further shower room with WC serves the remaining three bedrooms.

Services - Oil fired heating, mains electricity, water and sewage. Ofcom suggests that Superfast broadband is available and mobile phone coverage with EE, Three, O2 and Vodafone is likely.

Tenure

Freehold

EPC Rating

E (42)

Outgoings

Council Tax Band: G

Size

2535 sqft (total)











Gardens and Grounds

Set centrally within approximately three quarters of an acre of mature gardens, Stoford House enjoys a wonderful sense of privacy.

Magnificent old trees, established hedging and mature planting form the framework of a garden which unfolds naturally into a series of distinct areas, giving it a lovely sense of depth and discovery. Different parts reveal themselves as you move through the grounds.

A sweeping circular gravel driveway surrounds the front lawn, while to the rear, steps and garden arches lead through further lawns, old roses and established planting. Mature fruit and nut trees include apple, pear, plum, walnut and hazelnut.

The pond is home to frogs and dragonflies, while butterflies, hedgehogs and a wide variety of wild birds reside in or regularly visit the garden, creating a wonderfully rich sense of life throughout the seasons.

Beside the house is an historic covered private well.

The substantial barn, with adjoining stores and loft space above, currently provides extensive workshop and storage accommodation and offers considerable development potential. Subject to the necessary planning and listed-building consents, it could lend itself to a guest annexe, ancillary accommodation or potentially a separate dwelling.



Location and the Wylde Valley

Stoford House stands close to historic Great Wishford Bridge, with the nearby village of Great Wishford offering a strong sense of community, an historic church and a vibrant and popular village pub.

Wilton is only a few miles away, while the beautiful Wylde Valley offers excellent walking and cycling, together with opportunities for horse riding and fishing. Langford Lakes Nature Reserve is also nearby.

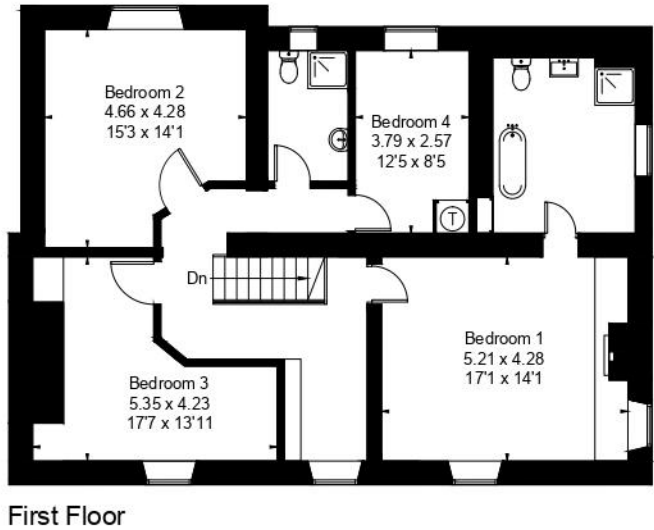
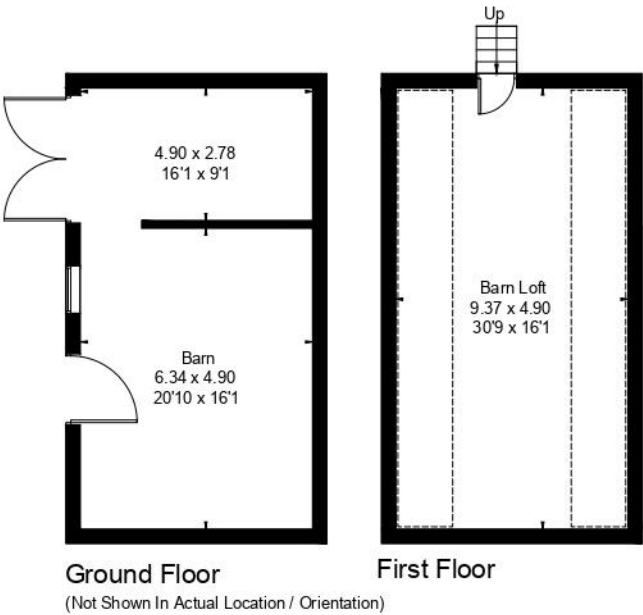
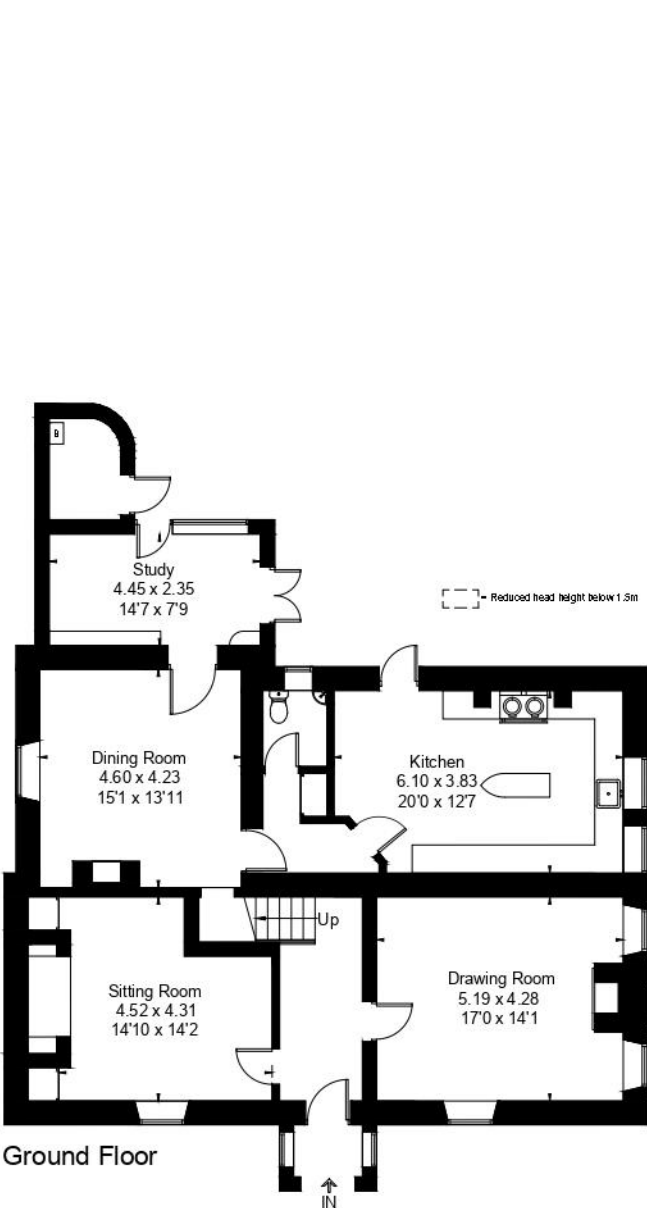
The cathedral city of Salisbury is around six miles away, providing a wide range of shops, restaurants and cultural amenities, together with mainline rail connections to London.

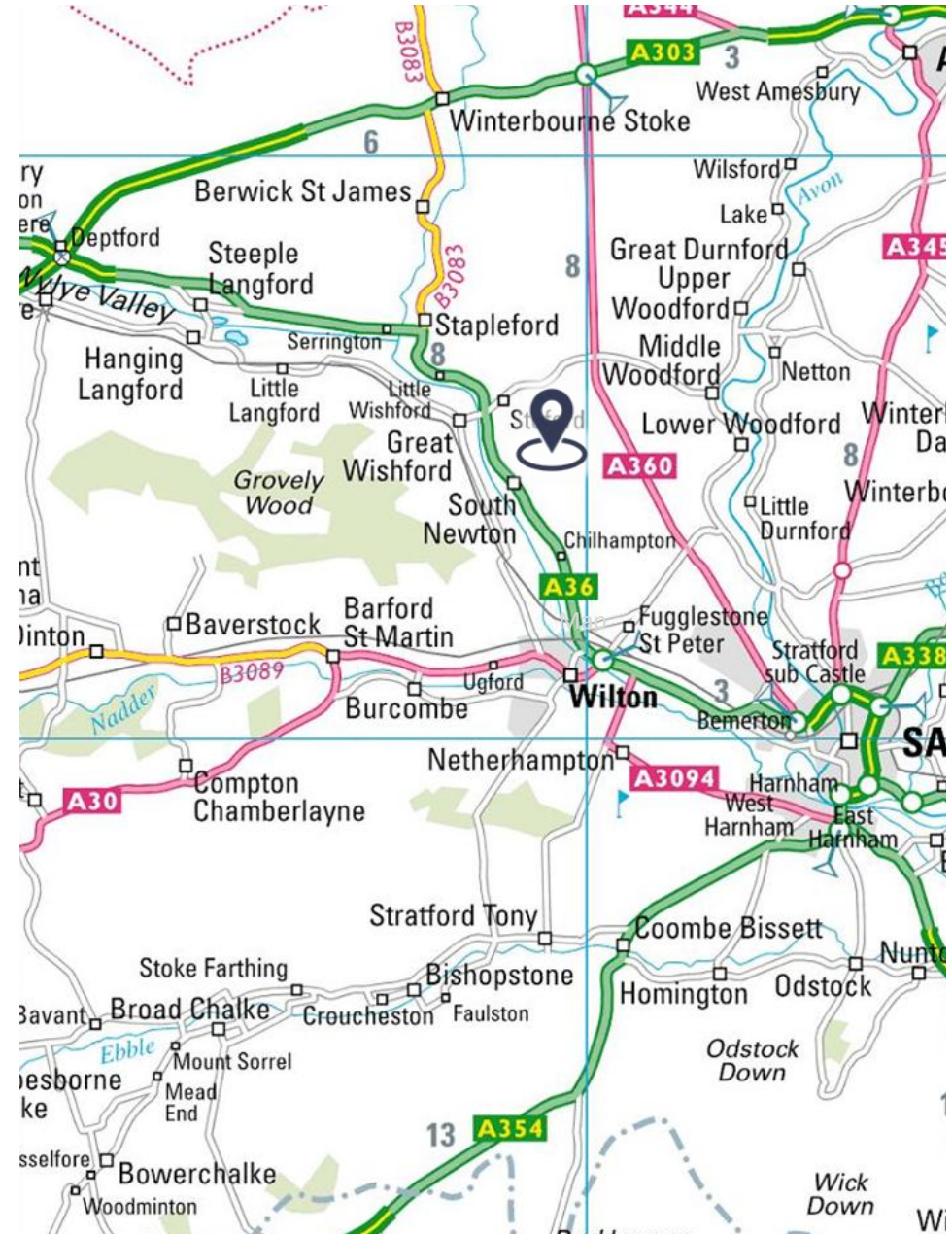
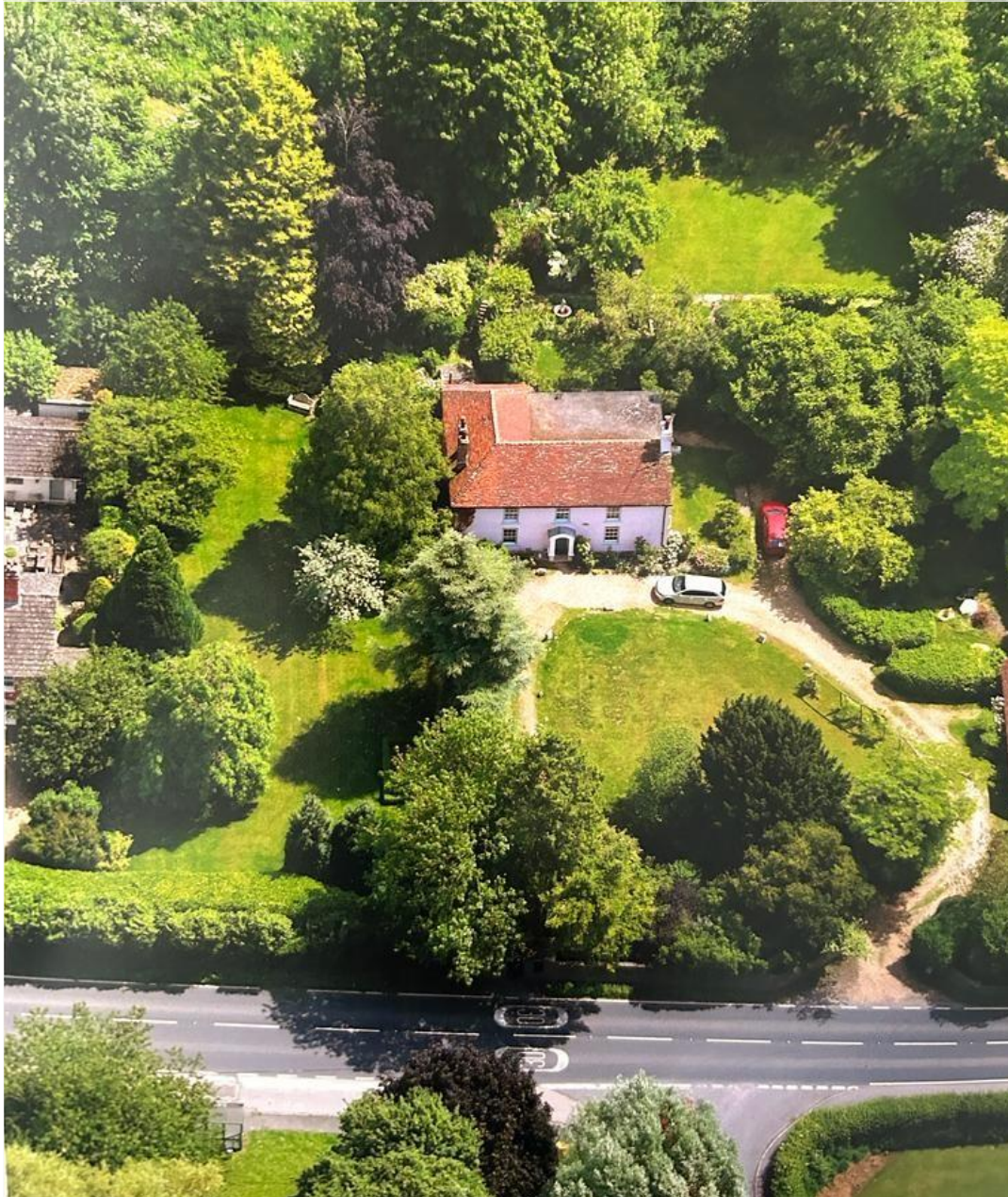






Approximate Floor Area = 236.0 sq m / 2535 sq ft
Barn & Loft = 92.0 sq m / 988 sq ft
Total = 328.0 sq m / 3523 sq ft





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