



Pentridge, Salisbury
Dorset, SP5

HAMPTONS
INTERNATIONAL

Beyond your expectations

A very pretty country home in a glorious village location.

Hamptons International

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Entrance Hall | Sitting Room | Kitchen/Dining Room | Snug | Utility Room | Downstairs Cloakroom | Four Bedrooms | Family Bathroom | Gardens | Garage | Car Port | Sought After Village Location

Guide Price £675,000 Freehold

Description

A very pretty country home situated in the popular village of Pentridge, boasting awe-inspiring parkland views towards Pentridge Hill. This handsome property provides in excess of 1600 square feet of immaculately presented accommodation with glorious high ceilings and large sash windows. To the ground floor is a substantial dual aspect 'heart of the home' character kitchen/dining room fitted with eye and base level cream units, French doors to the beautiful garden and a cream AGA surrounded by brick work adding a touch of charm to the room. The triple aspect sitting room benefits from a feature brick fireplace fitted with a wood burning stove and numerous windows allow an abundance of natural light into the room. Completing the ground floor is a welcoming entrance hall, useful utility room, cloakroom and snug which is also dual aspect. There are four sizable bedrooms found on the first floor, two of which have built in wardrobes and many of the rooms boast rolling countryside views towards Pentridge Hill. A stylish family bathroom concludes the accommodation.

Outside

The property is accessed via a block paved drive also providing ample parking for several vehicles and leading to the detached oak framed car barn and garage with electric and lighting. The gardens are a particular feature with pretty sweeping lawns to the front bordered by beautiful flora and a delightful array of fruit trees. There is an area of lawn that travels to the side of the property

to the rear landscaped gardens enclosed by mature hedging and trees providing a degree of privacy. A variety of scented roses, spring bulbs, herbaceous plants and further fruit trees add colour and elegance to the garden. There are two useful garden sheds found to the rear of the garden.

Location

Located in an Area of Outstanding Beauty, Pentridge is a lovely countryside village surrounded by the rolling open landscape of the Cranborne Chase perfect for enjoying rural pursuits such as walking, riding, cycling and fishing. The historic Cathedral city of Salisbury is found 11 miles to the north east and has a variety of regionally recognised retail, cultural and educational establishments, as well as a range of award winning restaurants and bars. There is a great selection of schools in the area including both Bishops & South Wilts Grammar Schools, and Salisbury Cathedral School, Leaden Hall, Chafyn Grove, Leehurst Swan, Godolphin School, Port Regis and Sandroyd. There are great road links with the A303 giving access to the M3 and London. Salisbury train station also offers direct links to London Waterloo in 83 minutes.

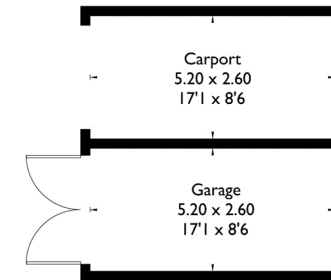


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	46	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



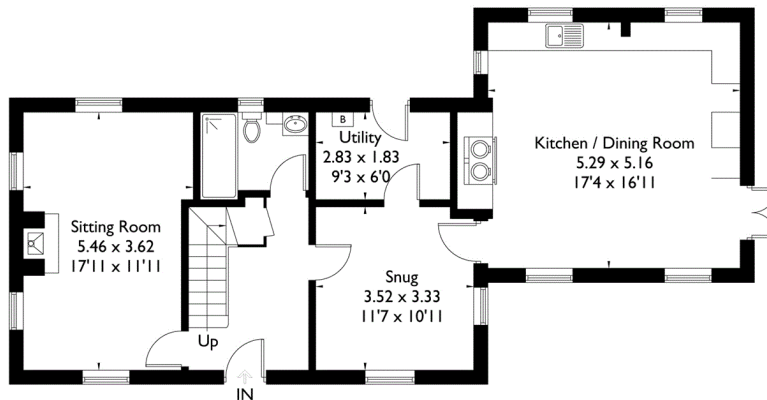
Pentridge, Salisbury

Approximate Gross Internal Area = 156.5 sq m / 1684 sq ft
Outbuilding = 13.5 sq m / 145 sq ft (Excluding Carport)
Total = 170 sq m / 1830 sq ft

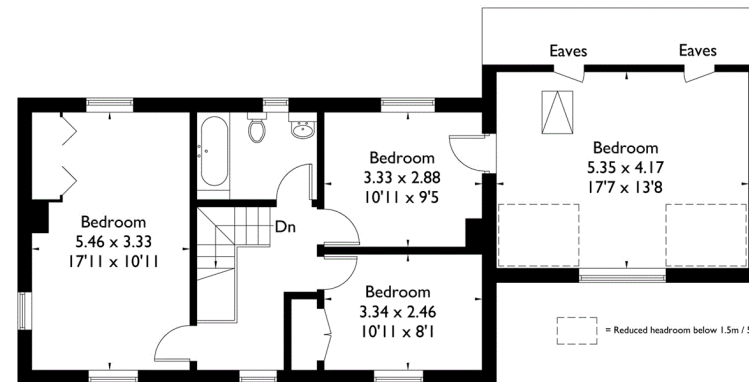


Outbuilding

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

FLOORPLANZ © 2016 0845 6344080 Ref: 171963

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

