



Dunleys House

29 Church Street, Amesbury, Salisbury, SP4 7EU

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Dunleys House

Dunleys is a substantial village house, with many period features. Stunning original completely walled garden with exquisite planting, pleached trees and workshops.

Entrance Hall | Kitchen/Dining/Family Room | Utility Room | Sitting Room | Garden Room | Office | Downstairs Cloakroom | Four Bedrooms | Master Bedroom with En-suite | Family Bathroom | Gardens | Workshop | Shed

Description

Occupying a superb location, tucked away down a historic street and set amongst a plethora of beautiful period houses is Dunleys House. A true rarity, Dunleys House offers its next owners an abundance of charming and flexible accommodation with stunning enclosed gardens adding exceptional colour and charisma to the home.

Dating from 1741, Dunleys House has had an interesting history. In all probability originally part of the Abbey Church buildings. The property was 'The Phoenix' a Temperance House and tea rooms and then later an antique shop and shoe menders.

The location is ideal overlooking the Abbey Church and its verdant church yard. A very attractive and quintessential English setting, set on the edge of West Amesbury, at the very top of the Woodford Valley. Perfectly placed for the best of both worlds, the house is not only within easy walking distance of all the excellent amenities that Amesbury has to offer but also of beautiful countryside with many lovely walks to enjoy.

Beautifully presented, in keeping with the age and character of the building, the house is stylish and inviting. An array of period features including open fireplace and beams combine with lovely oak and tiled floors, well fitted kitchen and bathrooms and a careful scheme of muted decoration to create a warm and artistic home with a classic feel.

Upon entering the home you are greeted by the welcoming entrance hall with a traditional mellow tile floor, which continues into the rear hall/utility room and cloakroom, which in turn has a door to the garden, creating a practical direct access to the rear of the property.





The spacious and homely sitting room forms an elegant reception room, perfect for entertaining, arranged around a brick fireplace with large wood burner and featuring a beautiful wide plank oak floor. A glazed door leads to the family/dining room which opens to the well fitted kitchen, creating a more informal reception area, perfect for everyday family living. The utility area provides further appliance and storage space. Stepping up from the family room, the dual aspect garden room is a lovely place to relax with an abundance of natural light flooding the room and double doors leading to the most beautiful, walled garden at the rear. There is a large store cupboard and a further boot room/office.

The substantial master bedroom is found on the first floor with a beautiful outlook out towards the Abbey Church and benefiting from an en-suite shower room. There are two further bedrooms, one of which has excellent built-in storage, both serviced by a bright and light family bathroom including a large, separate shower cubicle.

A further staircase gives access to the very pretty fourth bedroom which looks out over the garden and has a gabled ceiling. A door leads to the remaining roof space which has further conversion potential subject to the necessary planning permissions being obtained.

Outside

The period Walled Garden that lies behind Dunleys House is, quite simply, divine. Private and generous, it has been carefully planned and designed to form a wonderful backdrop to the house, an outside space to be enjoyed throughout the seasons. Brick pathways and terraces are sympathetic to the age of the property and access to a dry storage shed adjoining the office.

Based on a loosely formal design, the planting is exquisite, a meticulous lawn surrounded by beautifully planted borders. Pleached Lime trees make a wonderful feature, underplanted with specimen shrubs including the glorious 'Annabel' hydrangea. Majestic hollyhocks and evergreen plants, along with many herbaceous favourites, combine to make sure there is colour and interest throughout the seasons.



Roses and climbers adorn the beautiful walls, whilst a fenced area of vegetable garden with raised beds and fruit cages, leads to a delightfully private pergola, draped with clematis and backed by wisteria.

A beautiful place to relax, dine or entertain, this immaculate, walled secret garden is the most wonderful surprise.

Workshop

The workshop is a substantial building, tucked at the back of the walled garden, out of sight with light and power and a nearby water supply, currently a florist workshop but suitable for any home business and or dry storage. Block Built.

Situation

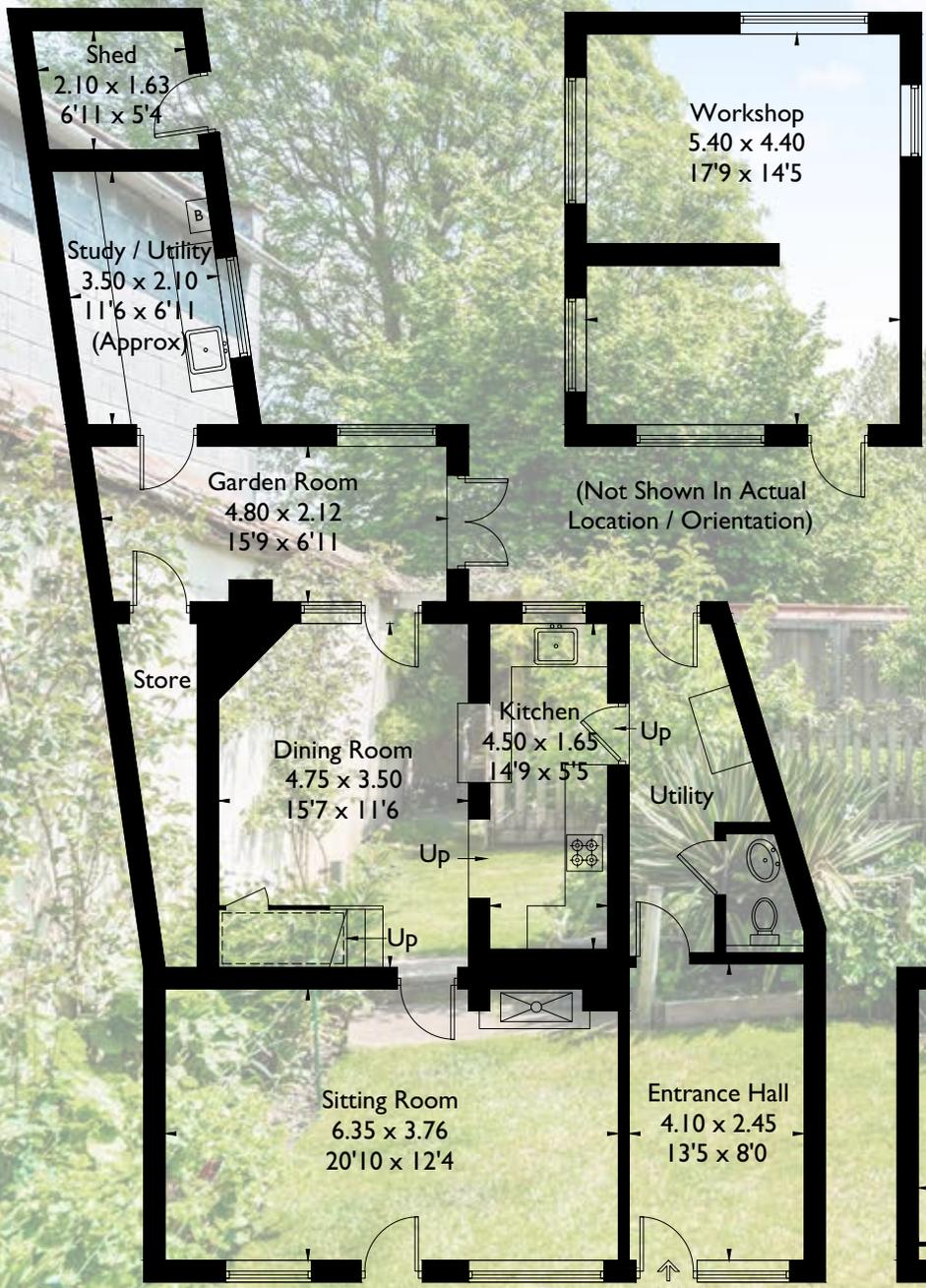
Amesbury, the home of Stonehenge, is a small, historic town situated on the River Avon and bordering the beautiful and very highly sought after Woodford Valley.

The town offers traditional amenities which include supermarkets, independent shops, banks and a doctors surgery and there is also a weekly market (Wednesday) and monthly country market. For those with an interest in history, there is a fascinating museum, the World Heritage Stonehenge site and miles of interesting walks through the Millennium pathways and around the surrounding landscape.

The Cathedral City of Salisbury is only about 8 miles to the south with its excellent shopping, educational and recreational amenities. Transport links provide a huge draw to the area with easy access to the A303 as well as to the mainline railway station in Salisbury providing direct access to London Waterloo.



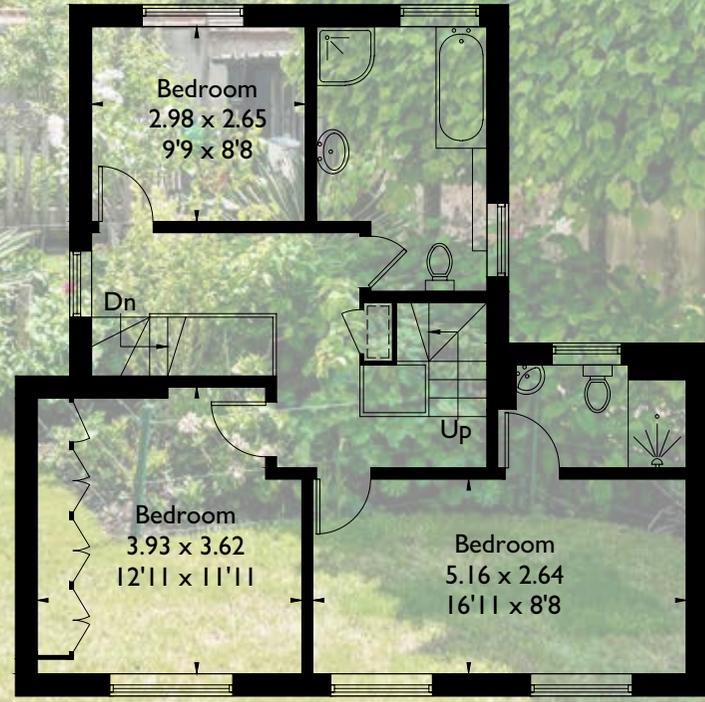
Energy Efficiency Rating		Current	Possible
The more energy efficient a property is, the lower the running costs.			
92-100	A		
81-91	B		
69-80	C		
55-68	D	BB	BB
49-54	E		
35-48	F		
1-34	G		
The less energy efficient a property is, the higher the running costs.			
England, Scotland & Wales		Minimum Energy	Efficiency



Approximate Gross Internal Area = 173.5 sq m / 1868 sq ft
 Store = 3.5 sq m / 38 sq ft
 Workshop = 23.8 sq m / 256 sq ft
 Total = 200.8 sq m / 2162 sq ft



= Reduced headroom below 1.5m / 5'



Ground Floor

First Floor

Second Floor



FOR CLARIFICATION 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.

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