



Netheravon House,
Netheravon, Salisbury, SP4 9SY

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Beyond your expectations

An elegant Grade II Listed Georgian Country House with wonderful period features, well proportioned rooms and with fabulous views over the surrounding countryside and River Avon set in grounds of circa 4.5 acres.*

Grand Entrance Hall | Three Principal Reception Rooms | Fabulous Kitchen/Breakfast Room
Master Bedroom Wing | Guest Suite | Four Further Bedrooms (Two Ensuite) | Family Bathroom | Study
Family Games Room | Utility Room | Cloakroom
Boot Room | Wine Cellar | Log Storeroom
Two Additional Rooms and Large Attics
Garden circa 4.5 Acres | Spacious Parking
Country Views

Description

Netheravon House dates back to the 1730's and was originally built as a hunting box for Henry Somerset, the 3rd Duke of Beaufort and it was extended around the late 1700's by Sir John Soane and is Grade II* listed as being of Special Architectural and Historic importance. The property is attached at the rear but approached by a private drive with electric gates at the entrance which gives complete privacy. In the entrance hall there is an elegant original sweeping staircase allowing in natural light from the two upper floors adding to the light and spacious feel of this house. The reception rooms on the ground floor have under floor heating, are all very well proportioned and filled with original period features including wooden floors, panelling, cornicing, sash windows and shutters and working fireplaces. The excellent kitchen/breakfast room boasts a superb bespoke kitchen including a central island/breakfast bar, with granite work surfaces, a four oven AGA with two oven electric module, Miele integrated appliances including a fridge/freezer and two dishwashers with the benefit of a built in sound system and French doors to the garden. In the rear hall there are additional stairs to the lower ground floor leading to further flexible accommodation including a study, fabulous games/family room with inglenook fireplace, guest cloakroom, utility room, wine cellar, log store and boot room with side access.







On the first floor there is an impressive master suite with a generous bedroom having lovely views, an excellent bathroom with a central marble topped bath, a double sink vanity unit, matching double dressing table, enclosed shower and music system with underfloor heating. In addition there are his and hers dressing rooms and study/nursery. There is also a guest suite, with a bedroom, sitting/dressing room and lovely en suite bathroom.

On the second floor there are two spacious bedroom suites off the central hall with en suite bathrooms and two additional bedrooms, one having a study. Stairs from the hall lead to the attic with additional, versatile accommodation including a playroom and bedroom seven.

Situation

The house is situated in an elevated position overlooking the village of Netheravon; the village has several local amenities including a village shop and Post Office, a church and primary school. More extensive amenities can be found in the nearby market towns of Marlborough and Devizes, with Salisbury also offering shopping, theatre, cinema and an historic cathedral. The A303 is about 5 miles to the south linking to the M3 and the South West. Mainline stations can be found in Grately, about 1 hour and 20 minutes and Salisbury, 1 hour and 30 minutes (London Waterloo) and Pewsey about 65 minutes (London Paddington). There are excellent local schools in the area including Marlborough College, Dauntsey's, St Mary's Calne, Godolphin, St. Francis Prep, Chaffyn Grove, Leaden Hall and Farleigh. The Neolithic English Heritage site of Stonehenge is about 7 miles away with the area being a popular destination, with plenty of walking, cycling, fishing, golfing and shooting available.

Outside

The house is approached via a private driveway and electric gates with a large parking area to the front. The gardens are mainly laid to lawn, and bordered by mature trees including a stunning Cedar of Lebanon. The garden leads down towards the River Avon and has delightful views over the village church and surrounding countryside, with the drive continuing on past the house towards the boundary and timber storage shed.

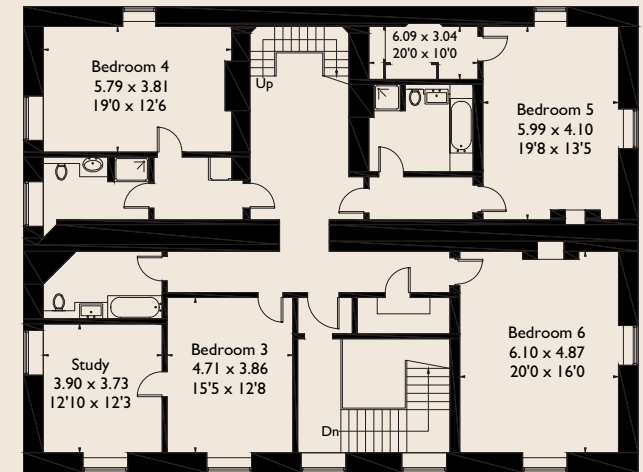
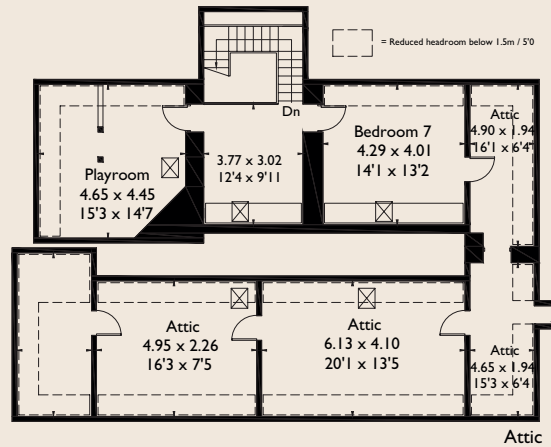
Directions

Approach Netheravon on the A345 and turn into Lower Road, signposted to Netheravon Village. On the right are two brick pillars, one marked Netheravon House. Proceed up here, to the far end of the drive, where the house is approached via wooden electric gates.

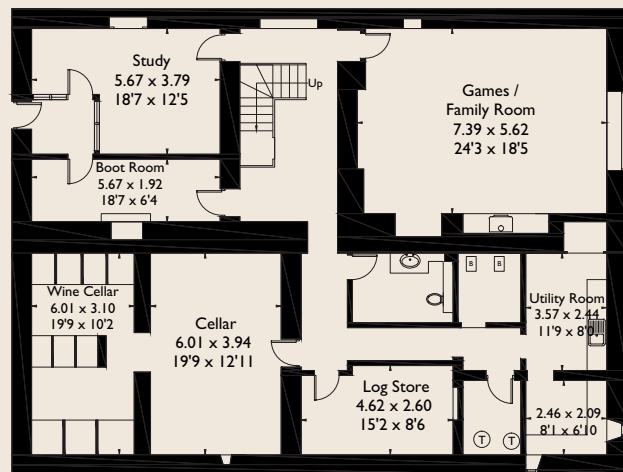


Approximate Gross Internal Area
1060.0 sq m / 11426 sq ft

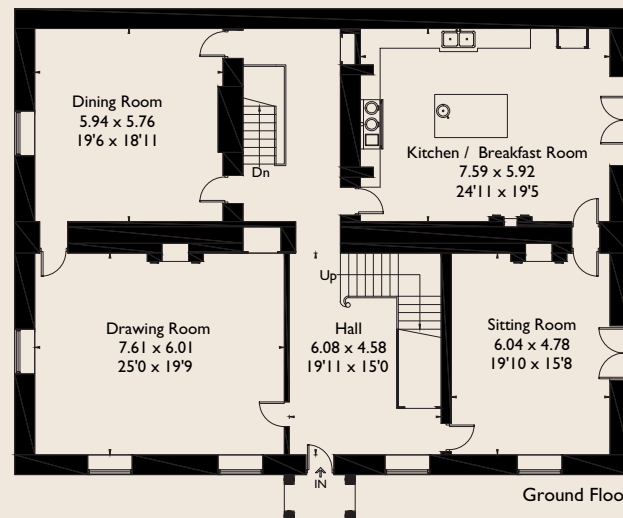
Lease - The property is leasehold with 985
years remaining. (999 years from March
2002.)



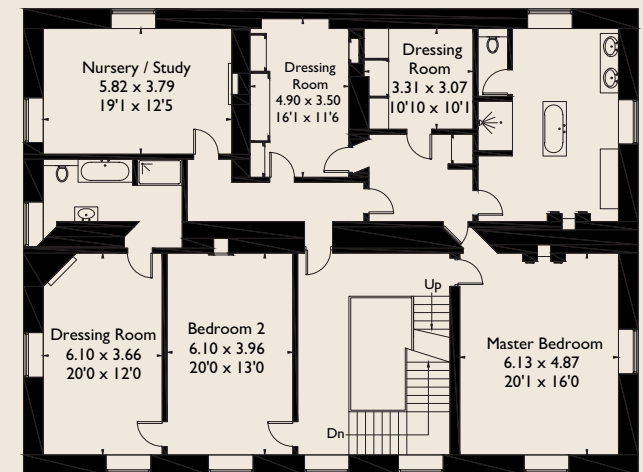
Second Floor



Lower Ground Floor



Ground Floor



First Floor

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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 itemized within these particulars.

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