



Hopewood, 22 - 23 Coulston, Westbury, Wiltshire

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# Hopewood, 22-23 Coulston, Westbury, Wiltshire BA13 4NY

An attractive country house with an annexe, comprehensive equestrian facilities and picturesque views

Bratton 3.2 miles, Westbury railway station 7 miles, Devizes 7 miles, Warminster 10 miles, Bath 20.4 miles, Salisbury 23.5 miles

Reception hall | Sitting room | Family room  
Dining room | Conservatory | Kitchen | Laundry  
Boot room | Cloakroom | 4 Bedrooms | Family bathroom | En suite bathroom | 3 Bedroom annexe | Stable blocks | Tack room  
Outbuilding comprising coffee room, feed room & cloakroom | Field Shelter | Sheds | Claydon horse walker | All weather arena | 2 All weather turnout pens | Lunge arena | Off road parking  
Secondary access to equestrian facilities and lorry park | Garden | About 13.59 acres  
EPC Rating E

## The property

Hopewood is an appealing and characterful property, with beautifully presented accommodation arranged over two floors, set within 13.59 acres. Offering a sociable setting, and at the heart of this handsome home, is the interconnected kitchen, adjoining dining room and light-filled conservatory, which subtly blurs the partition between the house and the garden. Fitted with contemporary cabinetry, topped with wood worksurfaces, the kitchen features metro tiles in pastel colour tone, and a white Aga stove in a rustic recess, with ample space on offer to dine and relax. Ancillary space is provided by a laundry and boot room with external door. The elegant sitting room has a wood-burning stove, and a separate family room provides a quiet, flexible-use space. Two staircases rise to the first floor rooms, with one providing a direct route into a guest bedroom, which has a part-vaulted ceiling, exposed beams

and access into a family bathroom. The stairway from the reception hall leads to the principal bedroom with en suite bathroom, two further bedrooms, and the family bathroom.

Further well appointed accommodation is available in the detached, two-storey annexe comprising three bedrooms, a kitchen/dining room and a sitting room with French doors to the garden.

## Outside

The charming gardens and grounds at Hopewood are well-maintained, providing an immediate garden adjoining the house and annexe which is mainly laid to lawn and bordered by neatly clipped evergreen hedging and post-and-rail fencing. There are paved terraces offering opportunities for outdoor dining and relaxation, with mature and specimen trees offering dappled shade in the heat of the summer.

Three pathways provide easy access to the extensive equestrian facilities and, for vehicles, there is also separate access along the lane beyond the gravelled driveway which leads to the house. The facilities include ten stables, a 20m x 52m manège, Lunge arena, horse walker, fenced paddocks and a grassed canter track around the perimeter of the paddocks.

For all horse riding and walking enthusiasts this superb equestrian property is excellently situated for ease of access onto the chalk downland of Salisbury Plain.

## Location

The semi-rural village of Coulston is home to a thriving community, surrounded by open countryside perfect for walkers, cyclists and riders, with a village hall which hosts a calendar of events, activities and clubs. Nearby Bratton offers a primary school, a popular public house, coffee shop and medical centre, whilst to the west is the charming town of Westbury, which provides a good range of retail and leisure opportunities.























## Hopewood, Coulston

House internal area 2,253 sq ft (209 sq m)

Annexe internal area 767 sq ft (71 sq m)

Outbuildings internal area 1,237 sq ft (115 sq m)

Stables internal area 1,249 sq ft (116 sq m)

For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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## Location (cont.)

The area is well connected by road, with the A303 offering access to the West Country and links to the M3, and the A36 providing access towards Bath. The mainline station at Westbury offers direct services to London Waterloo and London Paddington. Well-regarded schooling in the vicinity includes Bishopstrow College, Warminster School, Godolphin School and Salisbury Cathedral School..

## Directions

From the A303 to the north of Salisbury, take the turning onto the B3083 at the sign-post for Shrewton. At the junction, turn left onto the A360 and follow the road for approximately 8 miles to Littleton Panell. Turn left to join the B3098 and continue through Erlestoke. Take the right turn onto Dark Lane and the property will be found on the right on joining Back Lane.

## General

**Local Authority:** Wiltshire Council - 0300 456 0100

**Services:** Mains electricity, water & drainage. Oil-fired central heating.

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,300,000

**Wayleaves and easements:** The property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not.

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

**01722 344010**

salisbury@struttandparker.com

struttandparker.com

@struttandparker

/struttandparker

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