



The Old Rectory

Allington, Salisbury, Wiltshire

A handsome, detached period property with 4.3 acres, located at the heart of a sought-after village

An imposing five bedroom family home with annexe potential, sensitively combining modern amenities with period features including sash glazing, high ceilings and original fireplaces, to provide an elegant family and entertaining environment. It is located on the fringes of a desirable and convenient village.



8 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE



4.3 ACRES



FREEHOLD



**RURAL/
VILLAGE**



5,158 SQ FT



**GUIDE PRICE
£1,750,000**

The property

Beautifully presented, the Old Rectory is a handsome detached red brick period property offering almost 5,200 sq ft of light-filled flexible accommodation arranged over four floors. The property sensitively combines modern amenities with period features, including sash glazing with some original shuttering, generously proportioned rooms with high ceilings, and several original fireplaces.

The accommodation flows from an entrance lobby and a welcoming reception hall, which includes useful storage and a cloakroom.

The house comprises a drawing room with an open fireplace, far reaching views and two pairs of double doors leading to a triple-aspect conservatory, featuring large picture windows that maximise the views, along with French doors opening onto a front terrace. The dining room also includes a fireplace and two pairs of double doors to the conservatory. There is a well-proportioned snug with another fireplace, and a large L-shaped, part-vaulted kitchen/breakfast room—

extended by the current owners—featuring wooden flooring, a range of wall and base units including a large central island, a four-oven, oil fired Aga, modern integrated appliances, space for a breakfast table, and a door to the front aspect.

A concealed staircase descends to the lower ground floor which provides sitting and games rooms, an office, wine cellar, larder and separate fitted kitchen, the whole accessible through a rear aspect door, making it suitable for use as a self-contained annexe, if required.

An original period staircase rises from the reception hall, past a stained glass window, to the first floor which provides a principal bedroom with fitted storage, a fitted dressing room and en suite bathroom, and one further double bedroom with en suite bathroom. The property's three remaining double bedrooms and a modern family bathroom can be found on the part-vaulted second floor.







Outside

Occupying an elevated position and having plenty of kerb appeal, the property is approached over a sweeping tarmac driveway and gravelled forecourt providing private parking and giving access to a brick-built outbuilding with garage and workshop, suitable for conversion, subject to the necessary planning consents.

The formal wrap-around garden is laid mainly to gently-sloping lawn bordered by mature planting and hedging and features a paved front aspect terrace, ideal for entertaining and al fresco dining, the whole enjoying views over the property's enclosed pasture, flanked by a small tributary of the River Bourne, and rolling countryside beyond.

Location

The property sits on the fringes of the historic village of Allington, set in the stunning Bourne Valley and with a thriving community spirit, a church, village hall and pub, all surrounded by miles of gently-undulating countryside. Nearby Porton village offers

a convenience store, pet and aquatic store, a church, village hall, pub, GP surgery, playing field, nature trail and primary school. The historic Avon Valley town of Amesbury provides high street shopping, supermarkets, a sports/community centre, pubs and primary and secondary schooling.

More extensive shopping, service and leisure amenities are available in the cathedral city of Salisbury. The area is renowned for its excellent schooling and sporting amenities including racing, golf and watersports on the south coast.

Communications links are excellent: the A338 links to the A303, M27, M3, south coast and motorway network, and Grateley station (5.6 miles) offers services to London Waterloo in around 80 minutes.

Airports can be found at Bournemouth, Southampton, Bristol and Heathrow.

Distances

- Porton 2.1 miles
- A303 (Basingstoke-Honiton road) 4.0 miles
- Amesbury 6.6 miles
- Salisbury 8.0 miles
- Pewsey 17.6 miles
- Marlborough 21.3 miles
- Southampton Airport 30.3 miles
- Bournemouth 34.7 miles

Nearby Stations

- Grateley
- Salisbury

Key Locations

- Old Wardour Castle
- Salisbury Cathedral
- Stonehenge
- Wilton House

- Mompesson House
- Boscombe Down Aviation Collection
- Arundells
- Figsbury Ring

Nearby Schools

- Gomeldon School
- Newton Toney Primary School
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Farley School
- Leehurst Swan
- Chafyn Grove
- Godolphin
- Salisbury Cathedral School







The Old Rectory, Tidworth Road, Allington, SP4 0BL

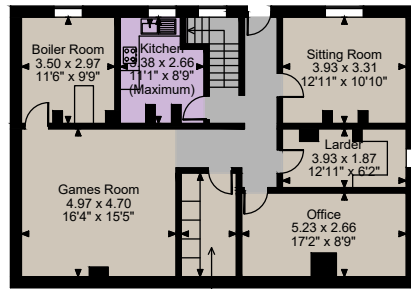
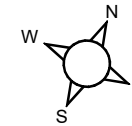
Total Area (1.75 ha / 4.32 ac)

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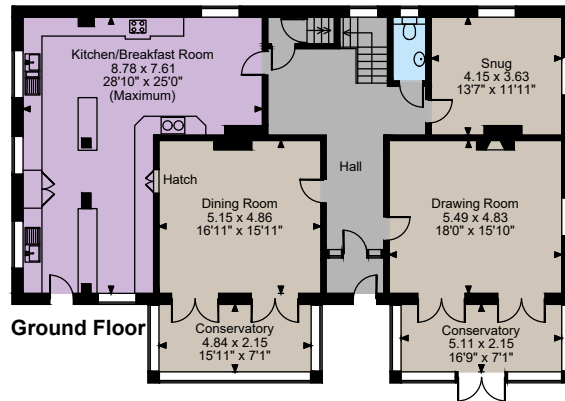
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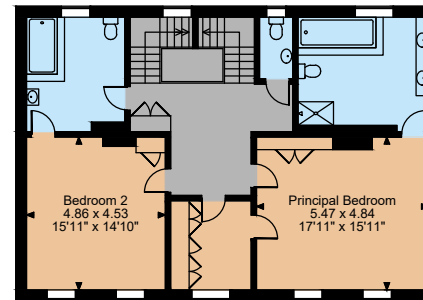


Basement

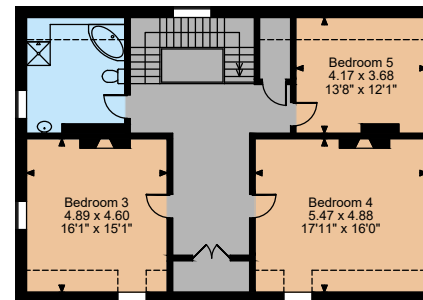
Wine Cellar
3.29 x 1.75
10'10" x 5'9"



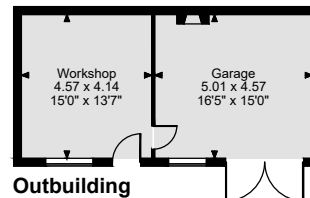
Ground Floor



First Floor



Second Floor



Outbuilding

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

□ □ □ Denotes restricted head height

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Floorplans

House internal area 5,158 sq ft (479 sq m)

Garage internal area 246 sq ft (sq m)

Outbuilding internal area 204 sq ft (19 sq m)

Total internal area 5,608 sq ft (521 sq m)

For identification purposes only.

Directions

SP4 OBL

what3words: ///spill.duplicate.tricks - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity and water, private drainage. Oil fired central heating. We understand the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: E

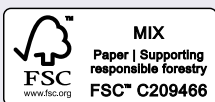
Wayleaves and easements: the property is sold subject to any wayleaves or easements, whether mentioned in these particulars or not

Salisbury

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