



The Oak House, Barford Lane, Downton, Wiltshire

For the finer things in property.

**STRUTT
& PARKER**

BNP PARIBAS GROUP

The Oak House, Barford Lane, Downton, Wiltshire, SP5 3QA

An attractive and characterful village residence, offering substantial accommodation and annexe

Fordingbridge 6 miles, Salisbury train station 7.6 miles (London Waterloo 90 minutes), M27 (Jct 1) 9.2 miles, Ringwood 11.8 miles, Romsey 13 miles, Southampton Airport 20 miles

Reception hall | Sitting room | Dining room
Family room | Kitchen/breakfast room | Utility
Cloakroom | Conservatory | Principal bedroom
with en suite bathroom & dressing room
4 Further bedrooms, 2 en suite | Family bathroom
| 2 Bedroom annexe | Tower room
Double garage with shower room & studio &
store room above | Single garage | Office
Garden | EPC rating C | Annexe EPC rating D

The property

The Oak House is a handsome property which provides over 4600 sq. ft of accommodation, and a layout facilitating a single-storey annexe setting in the north-easterly wing. A grand entrance portal and generous reception hall offers an imposing sense of arrival with access into three reception rooms comprising an elegant sitting room with inglenook fireplace and French doors to the garden, a formal dining room and a versatile-use family room. The good-sized kitchen features units which create a subtle divide to an informal dining area, and ancillary space is provided by an adjoining fitted utility. A connecting door provides a route into an inner hall which links to a conservatory setting and the self-contained annexe rooms. These incorporate a spacious drawing room with French doors opening to a terrace, an adjoining kitchen with modern fittings, a family bathroom and two bedrooms, one of which has an en suite shower room.

There are five well-proportioned bedrooms on the upper level and a family bathroom with corner tub. The principal room has a dressing room and en suite bathroom, whilst two other rooms also benefit from en suite facilities. The second floor features a triple aspect 'look-out' tower room.

Outside

The garden at The Oak House offers a lush green sanctuary, designed with a number of engaging features to create an outdoor haven which is eye-catching to every corner. The pathway at the frontage is bordered by manicured evergreen spheres with pleached trees at the front and side boundary offering structure and a pleasing sense of seclusion. Pathways provide a journey through the garden revealing a water feature, decorative ironwork structures, a formal pond with pretty aquatic plants, a parterre and manicured hedging, a wooden pergola adorned with floral climbing plants, as well as an area of lawn with specimen tree encircled with a timber bench to sit and enjoy the dappled shade. A brick wall and hedging fronts the lane with access onto a driveway providing parking and leading to the double garage, which has an upper level, studio and shower facility.

Location

Downton is a picturesque, historic Wiltshire village which offers a good range of facilities including local shops, a medical centre, dentist, tennis club, the popular Borough Cafe, churches and public houses. Salisbury is within easy reach and provides a wider range of recreational and shopping facilities including the Salisbury Playhouse theatre and a multi-screen cinema and offers a direct rail service to London Waterloo. There is good access to the M27 linking to the M3 for onward journeys to both Southampton and London. The area is renowned for its excellent schools including the Grammar schools for Girls and Boys in Salisbury. There are numerous prep and private schools nearby including Forres Sandle Manor and Moyles Court.







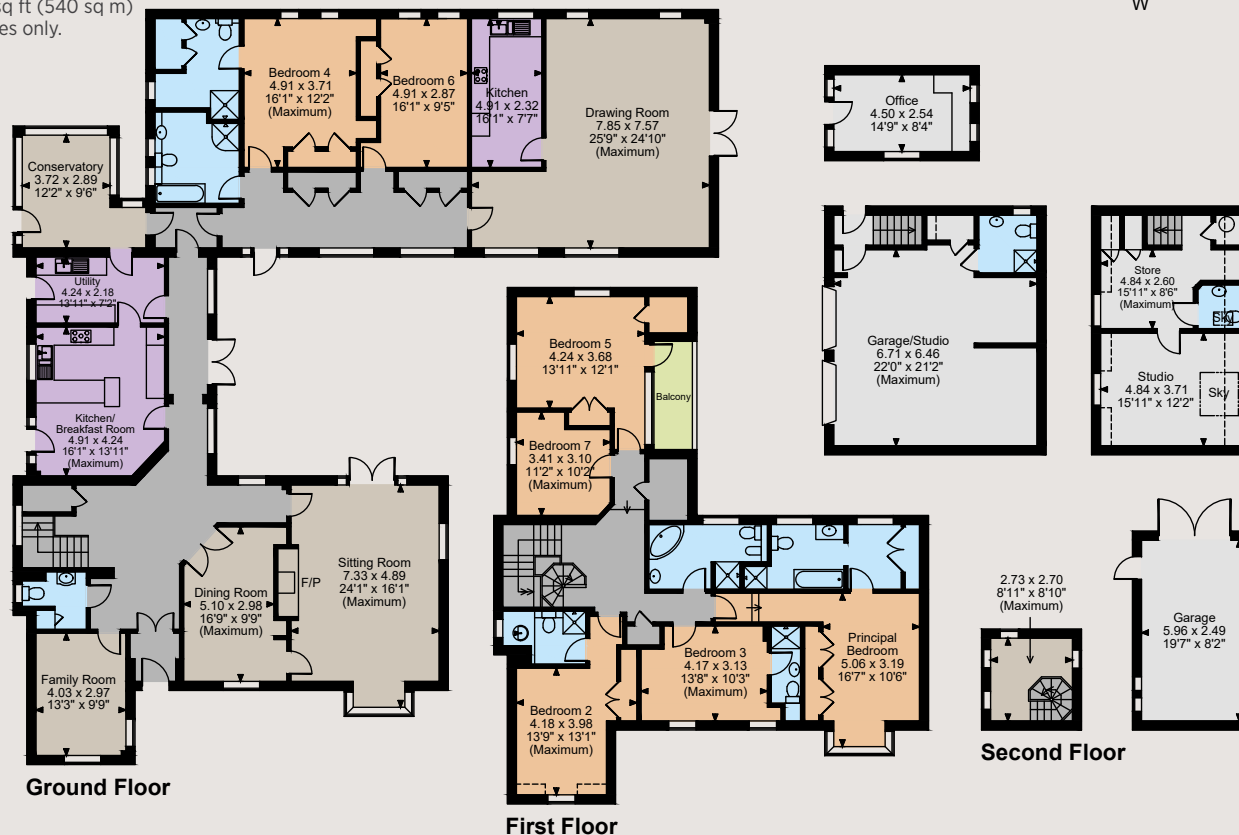
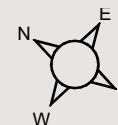






The Oak House

Main House internal area 4,613 sq ft (428 sq m)
Garages/Studio internal area 1,079 sq ft (100 sq m)
Office internal area 123 sq ft (11 sq m)
Total internal area 5,815 sq ft (540 sq m)
For identification purposes only.



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

□ □ □ Denotes restricted head height

© ehous. Unauthorised reproduction prohibited. Drawing ref. dig/8599137/JOV

Directions

What3Words ///dreamers.triangle.commander

From Salisbury follow New Canal, Brown St and Exeter St to join New Bridge Rd and then bear left onto A338. Continue to follow the Salisbury Road/A338 for approximately 5.5 miles and then take the left turn onto The Borough/B3080. On reaching the High Street turn left to join Barford Lane where the property will be found on the right.

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water & drainage.

Council Tax: Bands C & G

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

Tenure: Freehold

Guide Price: £1,450,000

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com

@struttandparker

/struttandparker

Over 45 offices across England and Scotland, including Prime Central London



For the finer things in property.



IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared May 2024. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited