



Oak House
Newton Toney, Wiltshire

An attractive detached home with countryside vistas, on the fringes of a thriving rural community

Oak House is a characterful property, offering a unique living environment with a blend of classic charm and modern functionality. Providing versatility, appealing features and potential, this property offers a comfortable family home in a naturalistic setting with open terrain on the doorstep.



4 RECEPTION ROOMS



4 BEDROOMS



2 BATHROOMS



GARAGE AND OFF STREET PARKING



FRONT AND REAR GARDENS



FREEHOLD



RURAL/VILLAGE



2,423 SQ FT



GUIDE £775,000



The property

Situated on the edge of a conservation area and with a pleasing façade of red-brick elevations, a canopied entrance portal with supporting timber posts, dormer windows and an attractive bay, Oak House benefits from appealing architectural design. Built to modern standards by our clients in 2007, for their own occupation, this charming detached house focuses on high eco credentials and spacious living, backing onto the Grade II listed parkland of the Wilbury Estate. The property lies at the end of a private track and yet forms part of this desirable village.

The central hallway gives access to a spacious sitting room where the warming ambience of a log-burning stove can be enjoyed. There is access to the outside via French doors to the frontage and a single glazed door to the side aspect. On the opposing side of the hallway, a kitchen with adjoining dining area and 8ft deep, understairs pantry provides a convivial hub, leading to the practical utility space. Fitted with contemporary, wood-fronted cabinetry and stone work surfaces, the kitchen has a length of units which

create a subtle divide to the dining space where church pew seating is installed into the attractive bay window. Two additional, flexible-use reception rooms currently present as a music room and adjacent study with views out over the gardens and fields beyond - ideal spots for wildlife watching.

A distinctive, bespoke, timber staircase rises to the roomy, galleried landing and to the four well-proportioned bedrooms on the first floor, all of which have good views. The stylishly-appointed family bathroom has a vintage-inspired free-standing tub and a shower cubicle, whilst a separate family shower room is also thoughtfully-designed and presented.

Currently a pull down ladder gives access to the large, loft room where three skylights ensure a light-filled, multi-function space at the top of the house. The hallway was designed with ample space for a formal staircase up to this room, if required (subject to the necessary consents).



Outside

A timber, five-bar gate marks the access onto a swathe of gravelled driveway at the front of the home which provides parking and turning for numerous vehicles. The drive continues to the side of the property where there is access to the garage.

A paved setting to the front aspect provides a sheltered, south-west facing spot to sit beneath an impressive Wisteria. A terrace adjoining the rear of the house offers an alternative space for al fresco relaxation. Steps leads up to an area of lawn, with a grouping of trees creating a woodland zone bordering the countryside just beyond the plot. Mesh wire fencing and hedgerow at the boundaries ensure glimpses to the surrounding landscape can be enjoyed, with easy access for rural walks. A workshop and garage outbuilding adjoins the property suitable for various uses and storage of garden paraphernalia.

Location

Surrounded by scenic undulating landscape with access to miles of public footpaths and Salisbury Plain, the popular village of Newton Toney lies within

a conservation area and the Winterbourne Downs Nature Reserve. Local amenities include a popular public house (The Malet Arms), a primary school (within the catchment area for Salisbury's Grammar Schools) and a village hall, which hosts clubs and events.

Nearby Amesbury has facilities to meet every day needs with two supermarkets, a selection of shops, eateries, a sports and community centre, and a medical surgery.

More comprehensive ranges of retail, leisure, educational and cultural amenities are found in the historic cathedral City of Salisbury (8 miles) and Andover (11.5 miles).

Commuters can access mainline train services at Grateley station to London Waterloo, whilst road-users have links to the A303, A36, A338 and the M27 leading to the wider road network. Southampton and Bournemouth Airports offer travel further afield.

Well-regarded schooling in both the state and independent sectors is available in the vicinity.



Distances

- Porton 3.5 miles
- Amesbury 4 miles
- Salisbury 10 miles
- Andover 11.5 miles
- Stockbridge 12.4 miles
- Southampton Airport 30 miles
- Basingstoke 32 miles

Nearby Stations

- Grateley railway station 4.5 miles
- Salisbury railway station 10.2 miles

Key Locations

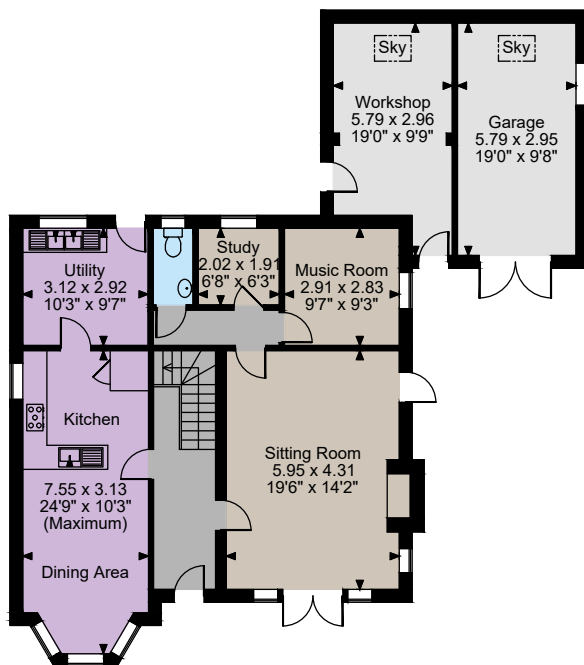
- RSPB Winterbourne Downs
- Cranborne Chase National Landscape
- Thruxton Circuit
- Stonehenge
- Larkhill Racecourse
- Salisbury (Historic Cathedral City)
- North Wessex Downs National Landscape

- New Forest National Park

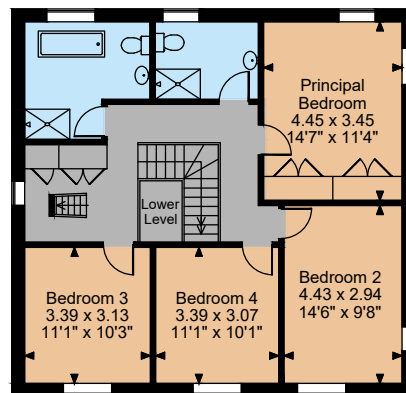
Nearby Schools

- Newton Toney CofE Primary School
- St Nicholas CofE Primary School
- Salisbury Cathedral School
- Chafyn Grove
- Godolphin School
- Farley School
- Leehurst Swan
- Bishop Wordsworth
- South Wilts Grammar School

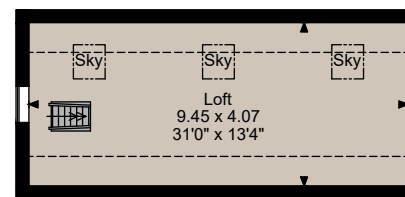




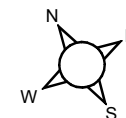
Ground Floor



First Floor



Loft



Floorplans

Main House internal area 2,076 sq ft (193 sq m)

Garage internal area 184 sq ft (17 sq m)

Outbuilding internal area 163 sq ft (15 sq m)

Total internal area 2,423 sq ft (225 sq m)

Directions

SP4 OHH

///What3words: homecare.added.tenure - brings you to the frontage

General

Local Authority: Wiltshire Council

Services: Mains electricity, water & drainage. Ground source heat pump. Underfloor heating throughout.

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

Council Tax: Band F

EPC Rating: C

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

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

□ □ □ Denotes restricted head height

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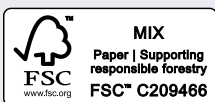
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Salisbury

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