



The Parsonage

Berwick Road, Stapleford, Salisbury

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& PARKER**

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A stunning Grade II listed house with elegant accommodation and picturesque gardens, in a pretty village

A fine period house with a wealth of character accommodation, set within beautiful country gardens. Located in the picturesque village of Stapleford and surrounded by the stunning countryside of the Wylde Valley, yet within easy reach of vibrant, historic Salisbury and its excellent transport.



4 RECEPTION ROOMS



7 BEDROOMS



3 BATHROOMS



GARAGE



ABOUT 1.08 ACRES



FREEHOLD



VILLAGE



3,935 SQ FT



**GUIDE PRICE
£1,650,000**



The property

The Parsonage is a handsome and substantial Grade II listed period house. Dating from the mid-17th century with later additions and believed to have links to the Seymour family. Its striking chequered flint and limestone façades create an impressive first impression. Inside, the property offers seven bedrooms and four beautifully appointed reception rooms, enriched by a wealth of attractive original features and timeless traditional styling.

The welcoming reception hall features wooden parquet flooring and attractive, recessed shelving, as well as doors leading to the three main, formal ground-floor reception rooms. These include the dual aspect drawing room with its tall sash window to the front, cast-iron fireplace and French doors opening to the south-facing garden at the rear. There is also a formal dining room with timber beams overhead and the remains of an inglenook fireplace, while the sitting room provides further space in which to relax, with its

full-height sash window affording views across the garden. Also on the ground floor, the open-plan kitchen and dining area forms the heart of the home and features a modern extension with a ceiling lantern skylight overhead and southwest-facing bi-folds opening to the garden. The kitchen area has shaker-style fitted units in white, a central island, an induction hob and an Aga, with the dining area providing ample space for a family dining table for everyday meals. There is also a large utility room and a cellar with space for further appliances and home storage.

The first floor features five well-presented double bedrooms, including the principal bedroom with its built-in wardrobes and adjoining dressing room and bathroom with an over-bath shower. The first floor also has a family bathroom, which has a Jack and Jill entrance from the second bedroom, while stairs continue to the second floor, where there are two additional double bedrooms with eaves storage, plus a family shower room.







Outside

The house is set within enchanting country gardens with various splendid original details. At the entrance, a gate opens to the gravel driveway, which provides parking and turning space for several vehicles, as well as allowing access to the double garage for further parking and storage. The garden includes areas of lawn to either side of the driveway, while at the sides and rear there are beautifully maintained gardens in three distinct areas, with manicured lawns, sunny patio areas, paved pathways, border beds bursting with colourful flowering perennials, an orchard and a vegetable garden with raised beds. There is also a detached stable block, which could be used for storage and workshop space, or potentially converted, subject to the necessary consents.

Location

The property is set in the small and idyllic village of Stapleford in the heart of the Wylde Valley. The village has a parish church, a local pub, a garage and convenience store. The nearby village of Berwick St

James has a local pub and a farm shop cafe.

Wilton offers a good range of shopping and services with Wilton Village Shopping Centre, cafes, a dentist, doctors, its famous Italianate church, tennis courts and various pubs and eateries. Six miles away, historic Salisbury provides an excellent range of shopping, educational, leisure and cultural facilities including the well thought of City Hall, Playhouse and St Edmunds Art Centre.

There are fast road links to the A303, which is less than two miles away and joins the M3 to London. Train services are provided at Salisbury (London Waterloo).

The local area provides many opportunities for walking, riding and cycling, including walks along the River Wylde and the beautiful Langford Lakes Nature Reserve.

Airports can be found at Bournemouth, Bristol and Southampton.



Distances

- Wilton 4.8 miles
- Salisbury 6.5 miles
- Amesbury 8.5 miles
- Warminster 13 miles
- Bath 32 miles

Nearby Stations

- Salisbury

Key Locations

- Cranborne Chase National Landscape
- Wilton House
- Old Sarum
- Salisbury and South Wilts Golf Course
- Langford Lakes
- Stonehenge
- Salisbury Cathedral

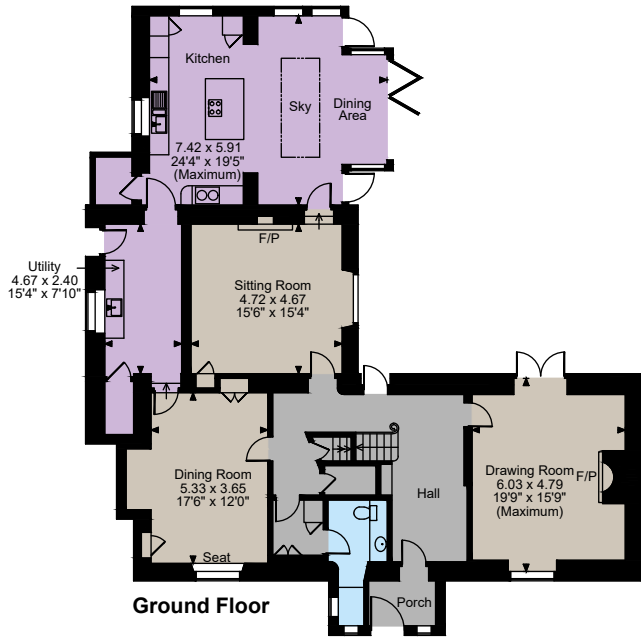
Nearby Schools

- Wilton Primary School
- Sarum Academy
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Dauntsey's School
- Godolphin
- Leahurst Swann
- Salisbury Cathedral School
- Warminster School
- Farley Outdoor Nursery

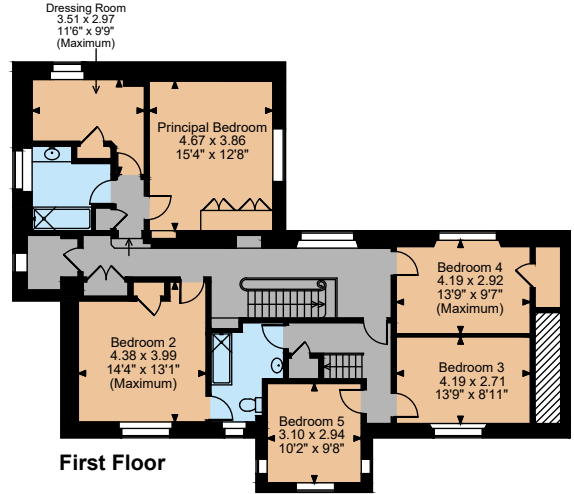




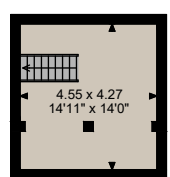




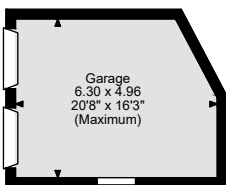
Ground Floor



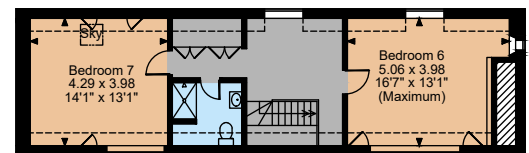
First Floor



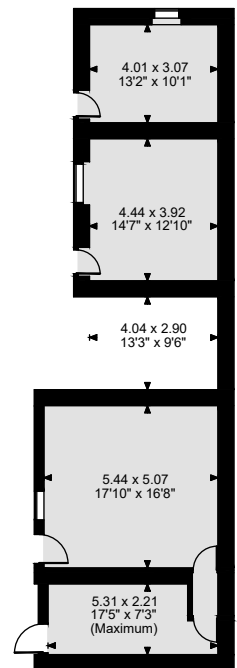
Cellar



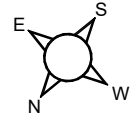
Garage
6.30 x 4.96
20'8" x 16'3"
(Maximum)



Second Floor



Stables



Floorplans

Main House internal area 3,935 sq ft (366 sq m)
 Garage internal area 319 sq ft (30 sq m)
 Stables internal area 808 sq ft (75 sq m)
 Total internal area 5,062 sq ft (470 sq m)
 For identification purposes only.

Directions

SP3 4LJ

what3words: ///xramble.interacts.turntable - brings you to the driveway

General

Local Authority: Wiltshire Council
Services: Mains electricity, water and drainage
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band H

EPC Rating: F

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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