



The Old School

Fittleton, Salisbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

An impressive, semi-detached five bedroom former schoolhouse located in a sought-after Wiltshire village

A handsome family home offering generously-proportioned accommodation arranged over two floors, a wealth of wooden flooring across the ground floor and neutral décor throughout combining to create a practical, cohesive and elegant living and entertaining environment. It is located in a desirable village, near to a local town and city centre amenities.



3 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



GARAGE AND CARPORT



0.76 ACRES



FREEHOLD



VILLAGE



2,941 SQ FT



**GUIDE PRICE
£975,000**

The property

Added in 1843 to the original village schoolhouse, The Old School is a handsome red brick property offering more than 2,900 sq ft of sensitively modernised accommodation arranged over two floors. The appealing interior features neutral décor and extensive wooden flooring, with period details including sash glazing and exposed brick walls, creating a practical, cohesive, and elegant space for living and entertaining.

Flowing from a vaulted red brick and stone porch, the ground floor accommodation comprises generous sitting and dining rooms, separated by a feature exposed brick chimney breast with a double-sided woodburning stove. The dining room features a double-height vaulted ceiling with a galleried landing above, while the sitting room offers parquet flooring, an open-timbered half wall, French doors to the rear terrace, and access to the utility room, with a door to the front aspect.

There is also a spacious triple-aspect playroom with a contemporary, en suite cloakroom/shower room and three sets of French doors opening to the terrace on two aspects. This could be suitable as a ground floor bedroom if required.

Opening off the dining room, the kitchen/breakfast room truly is the heart of the house and is fitted with a range of base units, including a large central island with breakfast bar, a large Aga, a Belfast sink, and modern integrated appliances. It opens into a second fitted utility space with a Belfast sink, and a door to a cloakroom with a further door to the rear terrace, and a door onto the garden.

Two sets of stairs rise from the dining room to the first floor galleried landing, one giving access to a front aspect principal bedroom with en suite shower room and the other to the property's four remaining double bedrooms and to the family bathroom which features painted tongue and groove panelling with a bath and shower.







Outside

Having plenty of kerb appeal, the property is approached through double iron gates over a tarmac driveway providing private parking and through double wooden gates over a second entrance giving access to further parking and to an outbuilding providing a garage, carport and two stores.

The generous garden is laid mainly to lawn bordered by well-stocked flower and shrub beds and features numerous seating areas, a further 23 ft store, a wood store, a pig sty and generous paved terraces, it is ideal for entertaining and al fresco dining, the whole screened by mature hedging.

Location

Located in a conservation area on the east bank of the River Avon within Salisbury Plain, Fittleton village has a parish church and sits opposite Netheravon village on the river's west bank, which has a church, village hall, convenience store, pub and primary school, both surrounded by miles of walking, cycling and riding routes on Salisbury Plain. The historic Avon Valley

town of Amesbury offers high street and boutique shopping, supermarkets, a sports/community centre, pubs and primary and secondary schooling. More extensive shopping, service, leisure and cultural facilities are available in Salisbury and Marlborough.

The area is renowned for its sporting amenities, including racing at Salisbury, Wincanton and Newbury, numerous golf courses and watersports on the south coast. Communications links are excellent: the A345 links to the A303, M3 and motorway network, and Pewsey (9.1 miles), Andover and Salisbury stations offer regular services to central London.

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



Distances

- Netheravon 0.5 mile
- Amesbury 6.2 miles
- Pewsey 8.9 miles
- Salisbury 13.3 miles
- Marlborough 15.5 miles
- Andover 22 miles

Nearby Stations

- Pewsey
- Grateley
- Salisbury
- Andover

Key Locations

- Stonehenge
- Salisbury (historic cathedral city)
- Salisbury Plain
- Cranborne Chase National Park
- New Forest National Park

Nearby Schools

- Netheravon All Saints CofE Primary School
- Avon Valley Academy
- St Francis
- Dauntseys
- Marlborough College
- Godolphin
- Leehurst Swan
- Chaffyn Grove
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls









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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,941 sq ft (273 sq m)
Garage internal area 226 sq ft (21 sq m)
Stores & Pig Sty internal area 654 sq ft (61 sq m)
Total internal area 3,821 sq ft (355 sq m)
For identification purposes only.

Directions

SP4 9QA

what3words: ///shimmered.riches.potions - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Oil fired central heating.

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

Council Tax: Band E

EPC Rating: E

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

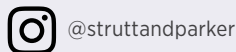
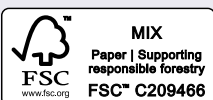
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Salisbury

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