



**Gunville House**  
Gunville Road, Winterslow, Salisbury, Wiltshire

# A stunning detached house with extensive grounds and the opportunity to use as a whole or with a one bedroom annexe

A stylishly appointed house offering spacious, flexible accommodation with generous gardens and grounds. Set in a sought-after position within the popular village of Winterslow, backing onto open fields yet within easy reach of village amenities and less than 10 miles from the vibrant, historic city centre of Salisbury.



4/5 RECEPTION  
ROOMS



5/6 BEDROOMS



5 BATHROOMS



DRIVEWAY  
PARKING



1.23 ACRES



FREEHOLD



VILLAGE



2,921 SQ FT



GUIDE PRICE  
£1,350,000



## The property

Gunville House is an impressive and highly attractive family home that offers almost 3,000 sq ft of beautifully appointed accommodation. Found in a convenient position in the popular village of Winterslow, the property benefits from a flexible layout and could be arranged as a large single residence, or as a comfortable main house with a separate annexe or cottage.

There are splendid white rendered elevations outside, while inside the décor and fittings are sleek, elegant and modern throughout. The heart of the home is the open-plan kitchen, dining area and family room, which extends to almost 44ft towards the south-facing rear aspect, with its bi-fold doors opening to the garden. The kitchen itself has modern units in grey, a central island with a breakfast bar and integrated appliances, while the dining area provides space for a family dining table. The family area at the rear features a vaulted ceiling with skylights overhead, with an arched

gable end window adding to the sense of space and light in the room. Additionally, the ground floor has a comfortable sitting room in which to relax, with French doors opening to the garden, plus an office for home working. An internal door connects the main house to the cottage area, making it easy to divide the accommodation off, or incorporate it into the primary living space. It includes the annexe kitchen, a gym/bedroom and a large reception/dining room if required. The gym/bedroom benefits from an adjoining shower room.

Upstairs, the main house features a galleried landing, off which there are five generous and well-presented double bedrooms. These include the principal bedroom with built-in wardrobes and en suite shower room. Furthermore, there are two en suite bedrooms, two further bedrooms, and a family bathroom.







## Outside

At the front of the property, the gravel driveway provides plenty of parking and turning space, with a five-bar wooden gate at the side of the house providing access to the extensive grounds to the rear. The garden enjoys a sunny, south-facing patio with a built-in barbecue and food preparation area and raised, railway sleeper border beds. Steps lead to the generous lawn with the meadow beyond, as well as to the outbuildings, which include a greenhouse and a potting shed, as well as the large detached workshop or store, which could be used for livestock or horses.

## Location

The popular village of Winterslow has a village store, a post office, a pub, a village hall, a doctor's surgery and a primary school, while additional local amenities can be found in the nearby villages of Pitton, Whaddon and Alderbury. Further facilities and amenities are found in Salisbury. With its historic centre and famous cathedral, Salisbury is a delightful city. There is a

superb choice of shopping and leisure facilities, plus a fine selection of pubs, cafés and restaurants, as well as several excellent schools, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School for boys, South Wilts Grammar School for girls and the independent Salisbury Cathedral School.

Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes. Nearby Grateley Station is also conveniently located further along the line. The area is also well connected by road, with a network of A-roads nearby, including the A303 leading east to the M3, whilst the M27 is 15 miles to the south.

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

## Distances

- Salisbury 8.8 miles
- Stockbridge 8.5 miles
- Amesbury 12.6 miles
- Andover 13 miles
- Winchester 18.7 miles
- Southampton 21.4 miles

## Nearby Stations

- Salisbury
- Grateley

## Key Locations

- Salisbury (historic cathedral city)
- Stonehenge
- Bentley Wood
- New Forest National Park
- Mottisfont National Trust
- Roche Court New Art Centre

## Nearby Schools

- Winterslow Church of England Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Wyvern St Edmunds Secondary School
- Chaffyn Grove
- Embley Park
- Farleigh
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School









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 2,921 sq ft (271 sq m)

Outbuildings internal area 453 sq ft (42 sq m)

Total internal area 3,374 sq ft (313 sq m)

For identification purposes only.

## Directions

SP5 1PP

**what3words:** ///napkins.cookbooks.able - 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 G

**EPC Rating:** C

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

## Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

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