

The Old Vicarage, High Street,
Porton



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Land and property. Since 1885.

A fine period house with six bedrooms and plenty of character, set in beautiful gardens and located in the sought-after Wiltshire village of Porton

Coming to the market for the first time in over 30 years, The Old Vicarage is a thoroughly attractive period house, providing more than 4,000 square feet of splendid accommodation across four levels, with various delightful original details throughout. Set in the desirable village of Porton, five miles to the north of Salisbury, the property sits within well-maintained gardens and benefits from level access to the village's local amenities.

Beyond the property's handsome rendered elevations there are three elegant ground-floor reception rooms. These include the sitting room and the dining room at the front, both of which have dual aspects welcoming plenty of natural light. Towards the rear, the drawing room provides further space in which to relax with its bay window overlooking the southwest-facing gardens and a fine fireplace with an ornate wooden carved surround. There is also a well-equipped Neptune kitchen with fitted units, integrated appliances and an Aga, while the store and utility room provide further space for home storage and appliances. A door in the entrance hall conceals a staircase to the lower ground floor which divides into a versatile games room and separate workshop.

From the wide and welcoming entrance hall, a turned staircase leads to the first-floor landing, off which there are three double bedrooms, one of which is currently used as a study. The light and airy principal bedroom has a dressing room and an en suite bathroom, while the other main first floor bedroom is also en suite. Stairs continue to the second floor, where you can find a further three bedrooms, along with a family bathroom.

At the front of the property, the gravel driveway provides parking space and access to the detached double garage. The front gardens feature clipped border hedgerows, an area of lawn, gravel pathways and various border shrubs. At the rear, the southwest-facing gardens have a sun trap terrace for al fresco dining, with an area of lawn beyond, bordered by various shrubs, hedgerows, flowering perennials and shaded by mature trees for a sense of peace and privacy.

4,156 sq ft (386 sq m) | Freehold
3 reception rooms | 6 bedrooms | 3 bathrooms
Garage | Garden | Village

Guide price £1,100,000

Location

Porton is a small village located five miles north of Salisbury city centre and surrounded by beautiful Wiltshire countryside. Porton has a public house, village shop, doctors surgery, village hall and primary schooling, while nearby Old Sarum, Amesbury and the northern Salisbury suburb of Bishopdown provide access to further facilities, including local shops, gyms and supermarkets.

Salisbury city centre provides a wealth of further shops, restaurants, cafés, leisure and cultural facilities, while the city's mainline station provides services to London Waterloo (90 minutes). There is also a mainline station at Grateley. Excellent road connections are provided by the nearby A303, linking to the M3 motorway to the east and the West Country.

The local area is renowned for its schools, both private and state. There is an outstanding-rated primary school in nearby Bishopdown, while Salisbury offers very good Grammar Schools for both girls and boys. There are numerous prep schools in the area including Farleigh, Chafyn Grove and the Cathedral School. At senior level there are Godolphin and Leehurst Swan.

Postcode region: SP4

General

Local Authority: Wiltshire Council

Services: Mains electricity, gas, water and drainage

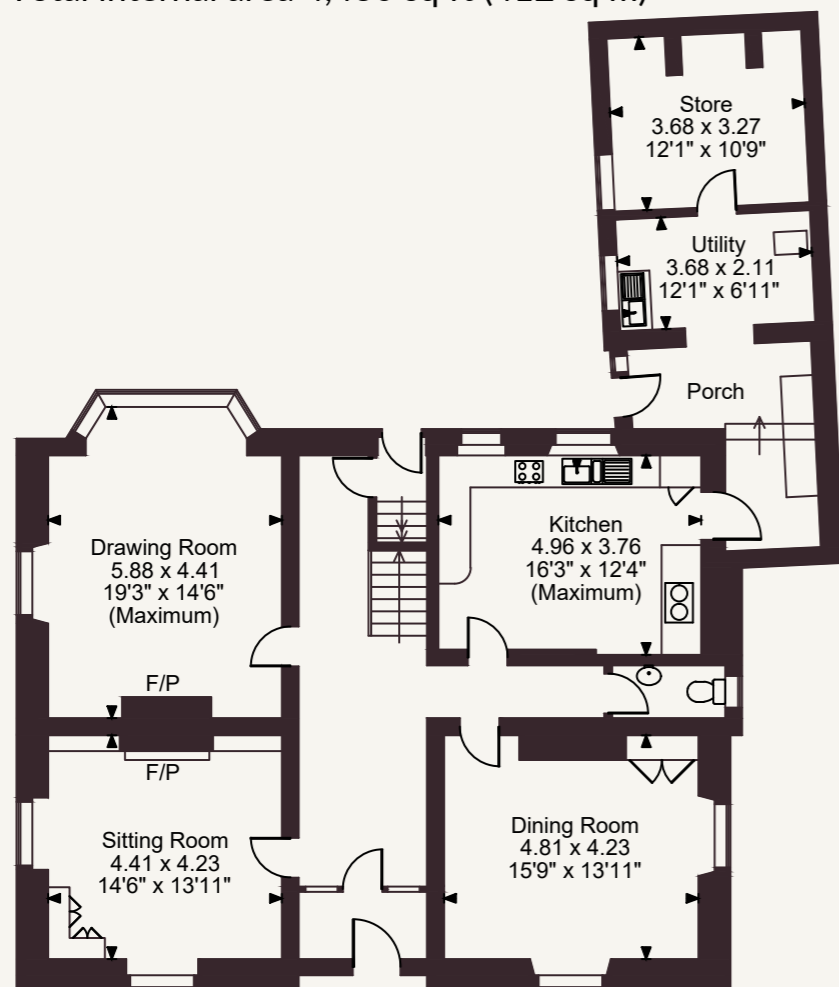
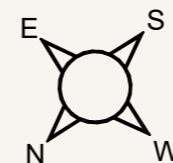
Council Tax: Band G

EPC Rating: D

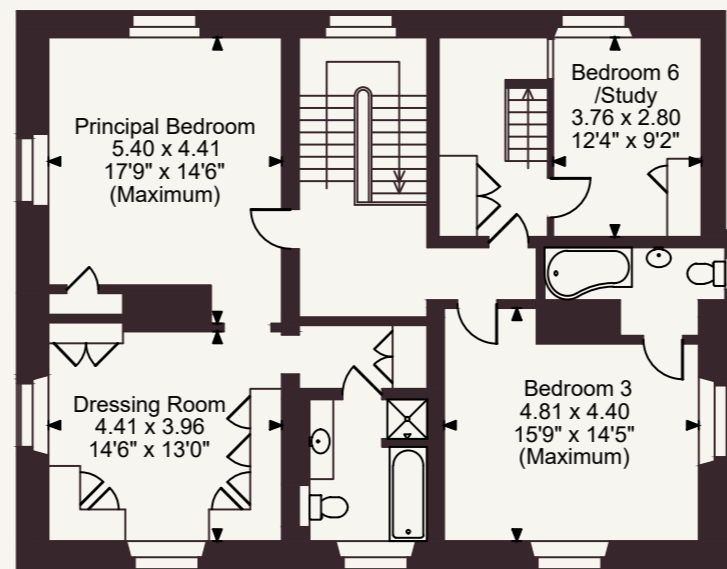
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



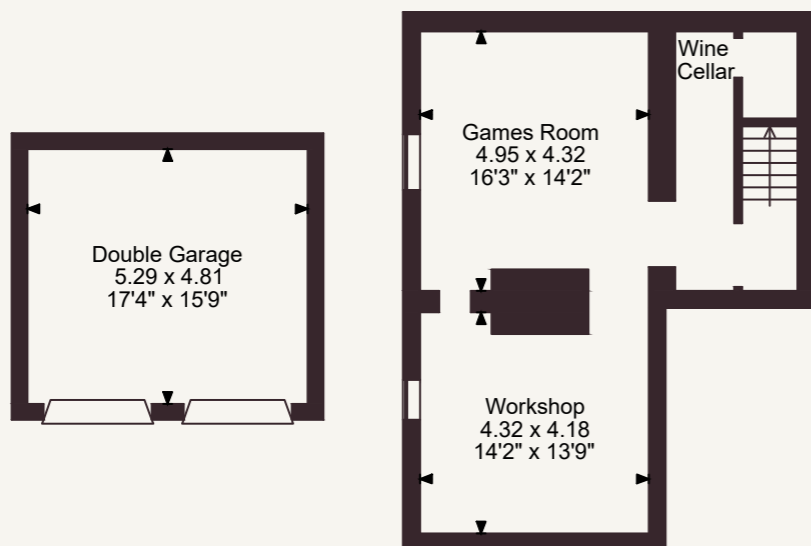
The Old Vicarage High Street, Porton
 Main House internal area 4,156 sq ft (386 sq m)
 Garage internal area 274 sq ft (25 sq m)
 Total internal area 4,430 sq ft (412 sq m)



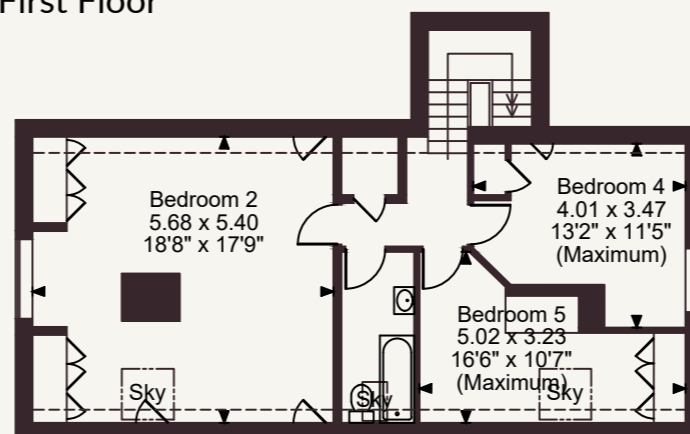
Ground Floor



First Floor



Lower Ground Floor



Second Floor



Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP
 01722 344010 | salisbury@struttandparker.com

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
 The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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@struttandparker struttandparker.com

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