



Alford House

Hop Gardens, Whiteparish, Salisbury, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A stylish, detached four bedroom house with ancillary space, located on the fringes of a sought-after village

An attractive, sensitively-extended double-fronted family home providing quality fixtures and fittings, modern energy-efficient amenities and elegant neutral décor throughout. It is located within easy reach of the village, and both town and city centre amenities. The property benefits from a detached double carport and garage with ancillary space above.



4 RECEPTION ROOMS



4 BEDROOMS



**4 BATH/
SHOWER ROOMS**



GARAGE AND DOUBLE CARPORT



GARDEN



FREEHOLD



VILLAGE



2,898 SQ FT



**GUIDE PRICE
£1,125,000**



The property

Substantially extended and modernised by our clients for their own occupation, Alford House is a detached part-weatherboarded double-fronted family home. It has been sensitively extended to offer 2,548 sq ft of light-filled, flexible accommodation arranged over two floors. Designed to provide a cohesive and practical family and entertaining environment, maximising the stunning views over open countryside, it offers quality fixtures and fittings including contemporary sanitaryware, modern energy-efficient amenities and elegant neutral décor throughout.

The accommodation flows from a welcoming double-height reception hall with tiled flooring, useful storage, a cloakroom and stairs rising to a galleried first floor landing. The triple aspect sitting room has a freestanding corner woodburning stove and French doors giving far reaching views, and opening to the terrace. A front aspect drawing room and neighbouring snug with tiled flooring share access to a double-sided woodburning stove.

Accessible from the snug and reception hall, the ground floor accommodation is completed by an impressive dual aspect kitchen/breakfast room. Added by the vendors, it has underfloor heating and a range of contemporary, high-gloss wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, modern integrated AEG appliances, bi-fold doors to the terrace, with an inter-connecting fitted utility room with garden access.

On the first floor a generous landing gives access to the property's four bedrooms and a family bathroom. The part-vaulted, dual aspect principal bedroom with extensive fitted storage enjoys far reaching views and an en suite shower room. There are two further rear aspect double bedrooms both with fitted wardrobes and en suite shower rooms. A fourth, part-vaulted double bedroom has Jack and Jill access to the well fitted family bathroom. This is also accessible from the landing and has a bath and separate spacious shower.







Outside

The property is approached over a tarmac driveway providing ample, private parking and giving access to a detached two-storey weatherboarded outbuilding. It houses a garage with electric doors and double carport and has external stairs to a vaulted first floor ancillary space above.

Steps and a paved path lead up to the storm porch and front door. The well-maintained wraparound garden is laid mainly to lawn. It features a useful insulated shed with power and light, external hot and cold tap, ideal for dog washing, two log stores and paved side and rear terraces, the latter with an adjacent astroturfed terrace, the whole ideal for entertaining and al fresco dining, enjoying the appealing views over surrounding countryside.

Location

Located near to Langley Wood National Nature Reserve and the New Forest National Park, mid-way between Romsey and Salisbury, Whiteparish is a highly regarded village with an excellent range of

amenities including a church, village hall, shop, GP surgery, two pubs, a recreation ground and primary school.

Salisbury offers independent and high street stores, shopping centres and extensive leisure and cultural facilities including restaurants, a theatre, cinemas and museums.

The area is renowned for its field sports, with racing at Salisbury, Wincanton and Newbury, several golf courses and watersports on the south coast. The New Forest is readily accessible and the village is well placed for both Salisbury and Southampton hospitals.

Transportation links are excellent: the A36 linking to the A27/M27, A303 and A338 gives access to major regional centres, the motorway network, London and the West Country, and Dean station (3.5 miles) offers regular services to London Waterloo (from 1 hour 45 minutes) and Southampton Parkway (38 minutes). Airports can be found at Bournemouth and Southampton.



Distances

- Romsey 8.5 miles
- Salisbury 9.3 miles
- Southampton 15.5 miles
- Stockbridge 15.5 miles
- Winchester 22.9 miles

Nearby Stations

- Dean
- Salisbury

Key Locations

- Bentley Wood
- New Forest National Park
- New Forest Water Park
- Mottisfont
- Romsey Abbey
- Stonehenge
- Moors Valley Country Park
- Marwell Zoo

Nearby Schools

- Whiteparish Primary School
- Mountbatten School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Godolphin
- Embley School
- King Edward's School, Sherfield English
- Trafalgar School
- Leehurst Swan
- Chafyn Grove School
- 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 2,548 sq ft (237 sq m)
 Garage internal area 689 sq ft (64 sq m)
 Shed and Log Stores internal area 186 sq ft (17 sq m)
 Annexe internal area 350 sq ft (32 sq m)
 Total internal area 3,773 sq ft (350 sq m)
 For identification purposes only.

Directions

SP5 2SS

what3words: ///regress.slogans.tuck - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains gas, electricity, water and drainage.
 Gas-fired central heating. Solar panels.

Mobile and Broadband checker: All bedrooms and reception rooms have Category 5 cabling. Information on speeds can be found here <https://checker.ofcom.org.uk/en-gb/>

Council Tax: Band G

EPC Rating: B

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

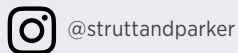
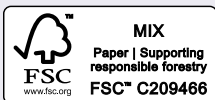
Salisbury

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