



Field House

Hurdcott Lane, Winterbourne Earls, Salisbury

**STRUTT
& PARKER**

BNP PARIBAS GROUP

A substantial family home with annexe and views over open fields

An attractive detached family home with flexible accommodation and sunny gardens, backing onto open fields on the edge of Winterbourne Earls. The property enjoys a peaceful village setting within easy reach of Salisbury and excellent transport links, surrounded by picturesque rolling countryside.



3 RECEPTION ROOMS



5 BEDROOMS



4 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



2,693 SQ FT



**GUIDE PRICE
£900,000**



The property

Field House is a well-presented detached property offering comfortable, airy accommodation arranged across two floors. There are five bedrooms and three reception rooms, providing plenty of room for family life and entertaining, with much of the property benefitting from a sunny southwest-facing aspect.

The 24ft drawing room runs from front to back, featuring a fireplace with stove and a dual aspect that fills the room with light. A second sitting room overlooks the garden and could serve as a formal dining room if desired, while a private study provides space for home working. To the rear, the open-plan kitchen and dining area forms the heart of the home, with bi-fold doors opening onto the patio and a skylight enhancing the sense of light and openness. The kitchen features modern white units, a stainless steel range cooker and ample room for a family dining table. Adjoining this, the boot room offers additional storage and appliance space.

Upstairs, the accommodation is split into two discreet areas, accessed via separate staircases. The main first-floor area has a galleried landing, which leads to four double bedrooms, including the generous principal bedroom with its walk-in wardrobe and en suite shower room. One further bedroom is en suite, while there is also a family bathroom. The second upstairs area has a large double bedroom with dormer windows, as well as a kitchenette and a shower room. Accessed via the boot room, which has its own private entrance at the rear of the house, the space is ideal for use as an annexe for guests or family members.







Outside

At the entrance to the property, gates open to the gravel driveway, where there is plenty of parking space, as well as access to the integrated double garage at the side. The front garden includes lawns flanking the driveway and mature hedgerow borders, while the rear offers a southwest-facing garden that enjoys sunshine from morning to evening. It includes a patio area for al fresco dining, with awn beyond, as well as border beds filled with various colourful flowering perennials and a peaceful pond, which is a haven for wildlife.

Location

Winterbourne Earls is a small village located three miles north of Salisbury city centre and surrounded by beautiful Wiltshire countryside. Together with neighbouring Winterbourne Dauntsey, Winterbourne Gunner and West Gomeldon, the collection of villages provide several everyday amenities, including a local pub, a village hall and primary schooling, while nearby Old Sarum and the northern Salisbury suburb of Bishopdown provide access to further facilities,

including local shops 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). 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.



Distances

- Salisbury city centre 3.5 miles
- Amesbury 5.7 miles
- Andover 15 miles
- Warminster 23 miles
- Southampton 25 miles

Nearby Stations

- Salisbury

Key Locations

- Salisbury Playhouse
- Stonehenge
- Boscombe Down Aviation Collection
- Wilton House
- Langford Lakes
- Salisbury Museum

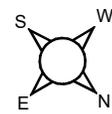
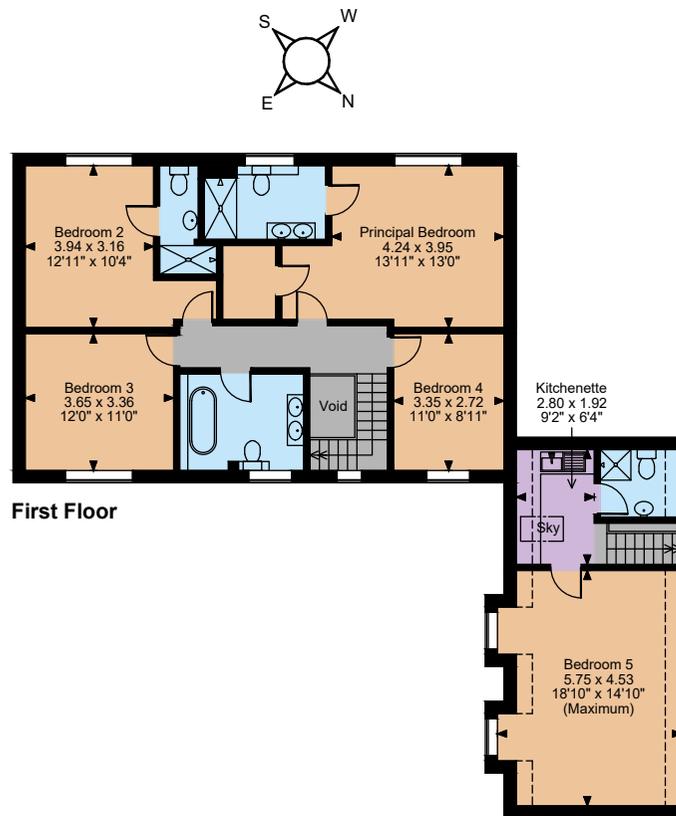
Nearby Schools

- Bishop Wordsworth's CofE Grammar School
- South Wilts Grammar School
- Leehurst Swan
- Chafyn Grove
- Salisbury Cathedral School
- Godolphin









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 2,693 sq ft (250 sq m)

Garage internal area 363 sq ft (34 sq m)

Total internal area 3,056 sq ft (284 sq m)

For identification purposes only.

Directions

SP4 6HL

what3words: ///paddle.worlds.nervy - 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

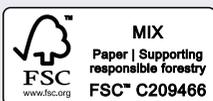
Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com

struttandparker.com



@struttandparker

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