Barn and Land at Snell Farm

Livery Road, Winterslow, Salisbury, Wiltshire

STRUTT & PARKER

BNP PARIBAS GROUP

A picturesque building plot with planning for an impressive four-bedroom detached house, in a beautiful rural setting

A substantial development plot in a stunning rural position, just outside the popular village of Winterslow and within easy reach of historic Salisbury. The consent offers the opportunity to develop the current site into a magnificent family home with open-plan living space and views across the surrounding Wiltshire countryside.

- **3 RECEPTION ROOMS**
- **4 BEDROOMS**
- **4 BATHROOMS**
- **DOUBLE GARAGE**
- **1.86 ACRES**
- **FREEHOLD**
- **VILLAGE**
- **4,149 SQ FT**
- **GUIDE PRICE £650,000**

The property

This generous development plot provides the potential for the creation of a large family residence, within a delightful rural setting with views across the beautiful surrounding countryside. The plot extends to approximately 1.86 of an acre with the proposed plans specifying a generous detached home of more than 4,000 square feet.

The house itself will sit on and overlap the footprint of the current barn, featuring handsome, traditional styling outside with red brick, tall chimney stacks and other attractive design features, while inside the home there is scope to implement the buyer's own interior design preferences. The proposed layout includes a central entrance hall with a staircase leading to a galleried landing above and double doors leading to the main, open-plan living and entertaining area. The 37ft kitchen, breakfast room and family room and the adjoining south-facing, conservatory-style dining room will offer an airy and inviting reception area for everyday living, including a generous, social kitchen area with a central island. The dining room is proposed to feature a ceiling lantern skylight and four sets of French doors opening to the garden and affording views across the surrounding fields. Adjoining the kitchen, the walk-in pantry and utility room will provide further space for home storage and appliances.

Additional ground-floor living space will include a separate, peaceful sitting room with a fireplace and a private office for home working, as well as a boot room and a plant room.

Upstairs, the impressive galleried landing will lead to four double bedrooms of similar proportions, each set in its own corner of the property and benefitting from a dual aspect with far-reaching views. The principal bedroom is proposed to feature its own dressing room with built-in wardrobes, as well as a large, luxury en suite bathroom. Two additional bedrooms will have en suite shower rooms, while there will also be a family bathroom.

Outside

The plot will have its own, newly created access driveway directly from the road, leading to the house and to the proposed detached double garage block, which will have plenty of parking space in front. The garden will feature paved patio and pathways around the house, including a south-facing terrace accessed from the dining room, on which to dine al fresco. The generous plot also provides the potential for landscaping. There is garden land to the rear of the house, with a paddock area beyond.

Location

The plot occupies a picturesque rural position just outside the charming and sought-after village of Winterslow. The village has a convenience store, a post office, a village hall, a doctor's surgery, public house and a primary school, with Salt Deli and Kitchen located off the A30 at Firsdaown. Additional local amenities can be found in the nearby villages of Pitton and Alderbury.

Further facilities 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.

Salisbury's mainline station offers regular services to London Waterloo, taking approximately 90 minutes, while the area is also well connected by road, with a network of A-roads nearby and the M27 15 miles away.

There are also train connections at Grateley, and aiports at Bristol, Bournemouth, Southampton and Heathrow.

Distances

- Salisbury 7.5 miles
- Grateley 10.2 miles
- Amesbury 10.5 miles
- Stockbridge 11.2 miles
- Andover 13 miles
- Winchester 20 miles
- Southampton 22 miles

Nearby Stations

- Salisbury
- Grateley

Key Locations

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

Nearby Schools

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

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

Main House internal area 4,149 sq ft (386 sq m)

Garage internal area 356 sq ft (33 sq m)

Total internal area 4,505 sq ft (419 sq m)

For identification purposes only.

Directions

SP5 1RJ

what3words: ///contemplate.pricier.affair - brings you to the property

General

Local Authority: Wiltshire Council

Services: None

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

Council Tax: To be decided

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

Planning: :Planning consent was granted for application number PL/2025/02587 on 1st April 2016.

Prospective purchasers are advised they must make their own enquiries of the Local Planning Authority at Wiltshire Council:

https://development.wiltshire.gov.uk/pr/s/

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