



Beechwood, Livery Road, Winterslow, Salisbury,  
Wiltshire

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BNP PARIBAS GROUP



# Beechwood, Livery Road, Winterslow, Salisbury, Wiltshire SP5 1RJ

A detached, well-presented family home, with annexe accommodation and picturesque countryside views

Pitton 3.2 miles, Alderbury 5.6 mile, A36 8.2 miles, Salisbury City centre 8.5 miles with mainline station (London Waterloo 90 minutes), Winchester 20.7 miles, Southampton Airport 23.4 miles

Reception hall | Drawing room | Dining room  
Kitchen/breakfast room | Utility | Cloakroom  
Principal bedroom with en suite bathroom  
2 Further bedrooms | Family bathroom  
Shower room | Double garage with annexe accommodation above | Workshop | Garden  
EPC rating D

## The property

Beechwood offers modern interiors and a versatile living environment providing the ideal home for modern family lifestyles. The light-filled reception hall gives access via a series of steps down into the drawing room, which provides a comfortable setting centred around a feature fireplace with the warming ambience of a wood-burning stove. When entertaining and for family gatherings, the formal dining room offers the perfect spot, with glazed French doors providing a pleasing outlook and access to the garden terrace. Filled with natural light courtesy of its double aspect and skylight window, the impressive kitchen/breakfast room is the sociable hub of the home, with sleek cabinetry, stone work surfaces and ample space for informal dining. There is a link through to the generous utility room, which offers a home to domestic appliances and incorporates a cloakroom. The bedroom accommodation is arranged over the ground and first floors, with the first floor comprising a principal bedroom with excellent wardrobe storage and en suite bathroom, along with

a second bedroom with adjacent, stylishly-appointed shower room. A third bedroom is located on the ground floor with a bathroom alongside offering a tranquil spot for overnight visitors. Supplementary accommodation is provided in an annexe on the floor above the double garage, with a kitchen, bathroom, living/sleeping space and French doors to a Juliet balcony. NB: The annexe may be eligible for 'Multiply dwellings Relief', but you should seek advice from your solicitor, tax advisor or from the HMRC in the first instance. Strutt & Parker cannot be responsible for any such future claims.

## Outside

Brick walls with pillars and adorned with greenery, front the road and mark the entrance to the property where a length of driveway leads up to the double garage and around to the side of the home providing parking for numerous vehicles. The wrap-around garden has planted beds and specimen trees and is mainly laid to lawn, following the incline of the plot and affording elevated, far reaching views over the surrounding landscape. A paved terrace with direct access from the house offers opportunities for outdoor relaxation and al fresco dining, whilst a timber workshop outbuilding provides an excellent setting for a home-office or a studio.

## Location

The property enjoys a tranquil, semi-rural village setting, with Winterslow offering a convenience store/post office, Doctors surgery, The Lord Nelson public house along with a parish church, sports ground and a village hall providing a venue for sports and social events. The surrounding countryside provides delightful walks and riding opportunities. Nearby West Winterslow has a primary school and recreation ground, whilst the village of Pitton offers a post office and The Silver Plough public house. The neighbouring cathedral city of Salisbury offers a comprehensive range of recreational, shopping and cultural facilities including the Salisbury Playhouse theatre and a multi-screen cinema.







### Beechwood, Livery Road, Winterslow

House internal area 2,019 sq ft (188 sq m)  
Double Garage internal area 440 sq ft (41 sq m)  
Workshop internal area 403 sq ft (37 sq m)  
Annexe internal area 376 sq ft (35 sq m)  
For identification purposes only.



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

□ □ □ □ Denotes restricted head height

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### Location (Cont.)

The local area is renowned for its schools, both private and state. Salisbury offers very good Grammar schools for Girls and boys with independent schooling including Godolphin, Leehurst Swan, Forres Sandle Manor and Moyles Court.

### Directions

Leave Salisbury via the A30 London Road and continue under the railway bridge to St. Thomas' Bridge Roundabout. Take the second exit and follow the road for approximately 4 miles. Take the right turn sign-posted to The Winterslows. Continue along Firs Road through West Winterslow where the road links to Livery Road and the property will be found after a short distance on the left-hand side.

### General

**Local Authority:** Wiltshire Council - 0300 456 0100

**Services:** Mains electricity, water & drainage. Oil fired central heating.

**Council Tax:** Band F.

**Tenure:** Freehold

**Guide Price:** £899,950

**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

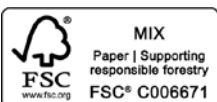
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