

The Heymersh, Britford  
Salisbury



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& Parker

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**4,677 sq ft (435 sq m) | Freehold**

**4 reception rooms | 7 bedrooms | 2 bathrooms**

**3 bedroom bungalow with kitchen and sitting room | Double garage | Yoga studio with kitchen | Established gardens | Paddocks | About 12.8 acres**

**Guide price £2,000,000**



A handsome detached country house with extensive grounds, separate studio and detached bungalow located in a highly regarded and extremely convenient setting just outside of the cathedral city of Salisbury

The Heymersh is a highly impressive period residence, offering a wealth of character features and set within stunning gardens and grounds with far reaching views. The property provides seven bedrooms and over 4,500 sq ft of accommodation, while a three bedroom detached bungalow and wonderful multi-use studio offers excellent ancillary space and leisure opportunities..

The principal reception room is the 22ft sitting room, featuring south-facing windows that draw in abundant natural light, together with wooden flooring and a fireplace fitted with a wood-burning stove. Additional ground-floor accommodation includes a comfortable snug, formal dining room, and a bright contemporary garden room with three skylights, French doors and bi-fold doors opening onto the gardens. The lower level also comprises a well-equipped kitchen with farmhouse-style cabinetry, integrated appliances and an Aga, with space for a breakfast table, complemented by a utility room and larder providing useful storage.

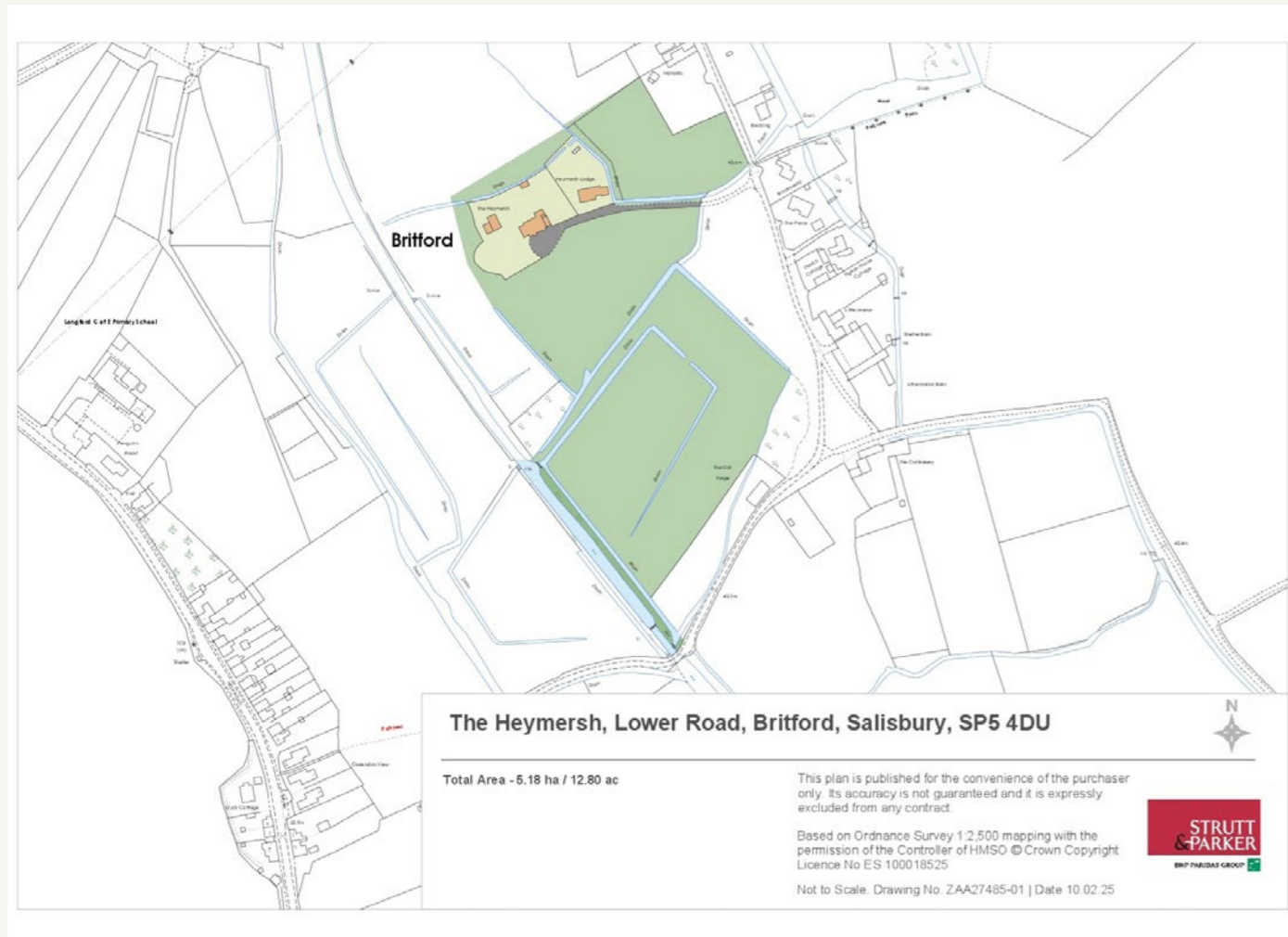
Five well-presented bedrooms are arranged over the first floor, four of which benefit from built-in storage. This level also includes a family bathroom and a separate bathroom with sauna facilities. Stairs continue to the second floor, where there are two further generous bedrooms with skylights.

The substantial outbuilding is arranged as a yoga studio, complete with kitchen and shower room, and two large, light-filled studio spaces, one with bi-fold doors and the other with French doors opening to the gardens. In addition, a detached annexe provides further accommodation, comprising a sitting and dining room, snug, double bedroom, kitchen and bathroom.

The property is surrounded by delightful and extensive grounds extending to 12.8 acres, incorporating rolling lawns, grazing pasture, an orchard, wonderful manicured kitchen garden and peaceful meadow areas shaded by mature trees. A gravel driveway provides extensive parking and leads to the front of the house.







#### Location

The property is set in the small village of Britford, just south of the historic cathedral city of Salisbury and close to the beautiful countryside of the Cranborne Chase National Landscape. Britford has a parish church and a primary school, while a little further to the south, the village of Downton offers several everyday amenities, including a small supermarket, a butcher, a doctor's surgery and a local pub as well as a primary and secondary school. Further facilities and amenities 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. 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 16 miles away.

Postcode region: SP5

#### General

Local authority: Wiltshire City Council

Services: Mains electricity and water. Private drainage which we understand is compliant with current regulations.

Council Tax: Band H

EPC rating house: E. Annex D

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>



The Heymersh, Lower Road, Salisbury

Main House internal area 4,677 sq ft (435 sq m)

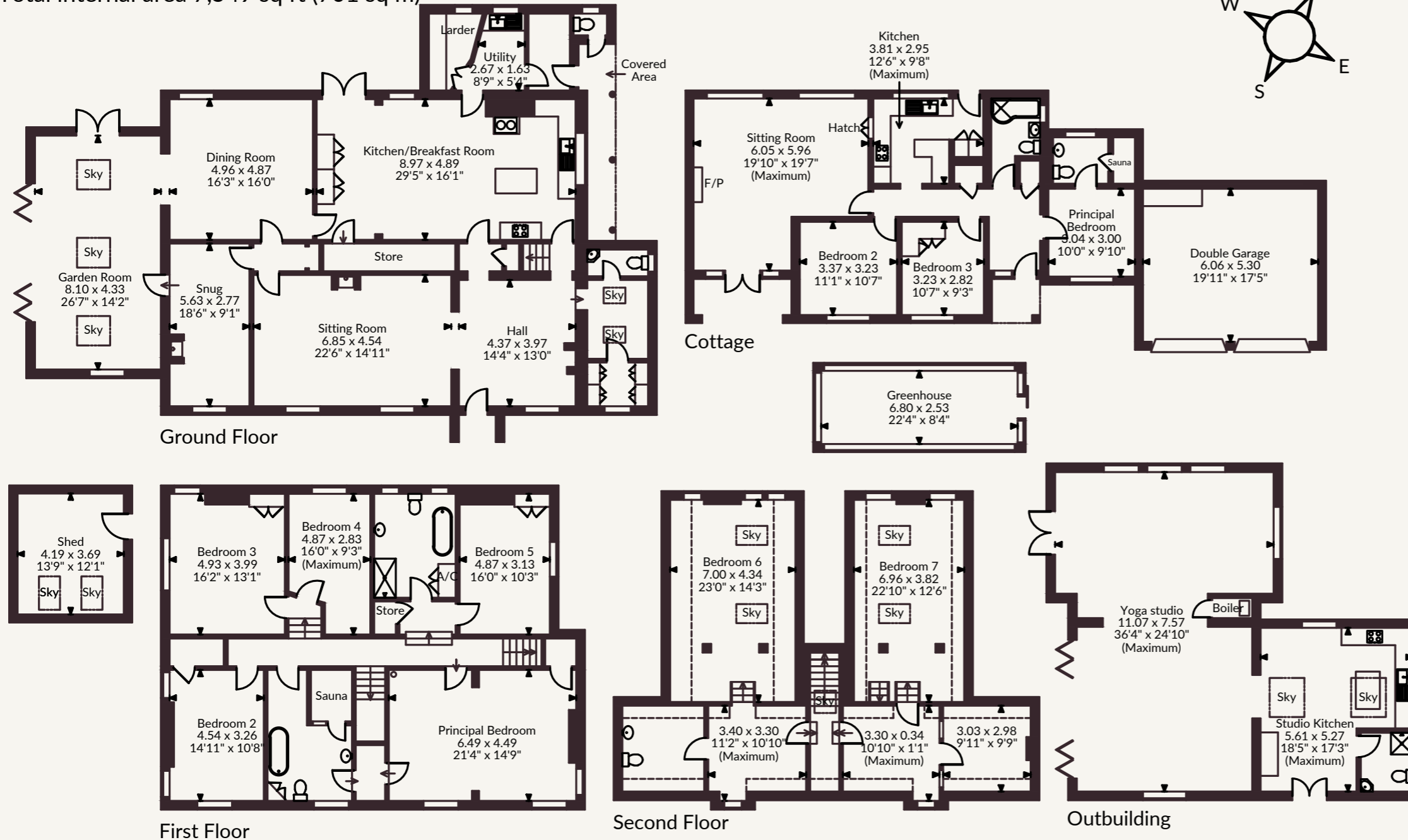
Outbuilding internal area 1,131 sq ft (105 sq m)

Shed & Greenhouse internal area 351 sq ft (33 sq m)

Cottage internal area 1,044 sq ft (97 sq m)

Cottage Double Garage internal area 346 sq ft (32 sq m)

Total internal area 7,549 sq ft (701 sq m)



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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Salisbury

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