



Eaton House  
Middleton, Winterslow



## A charming detached house with beautifully presented accommodation, in a convenient village setting

A beautifully presented family home with attractive accommodation, including airy, flexible living space with elegant yet understated décor and fittings, Set in a convenient position in the small village of Winterslow, moments from the local amenities and within easy reach of historic Salisbury.



**4 RECEPTION ROOMS**



**5 BEDROOMS**



**2 BATHROOMS**



**GARAGE**



**GARDEN**



**FREEHOLD**



**VILLAGE**



**2,736 SQ FT**



**GUIDE PRICE  
£995,000**

### The property

Eaton House is a highly attractive detached family home featuring handsome red brick elevations with splendid climbing plants adorning the walls to the front and rear. Originally constructed by well thought of developer, Nick Ludlow, the house offers five bedrooms and four comfortable reception rooms, providing plenty of space in which to relax or entertain. It has been extremely well maintained and improved upon by our clients.

The heart of the home is the open-plan kitchen and family room, which extends from the front to the rear, offering everyday living and dining space. The family room has wooden flooring and French doors opening onto the rear garden, while the kitchen has modern units fitted to base level, extensive countertop space, a deep central island with a breakfast bar, a range cooker with an extractor hood and space for all the necessary appliances. The adjoining utility room provides useful further home storage.

Also on the ground level there is a well-proportioned drawing room, which has double doors connecting to the family room, a fireplace fitted with a logburner, attractive cornicing and a ceiling rose with a chandelier light fitting, as well as a sunny southwest-facing aspect. Additional living space includes the formal dining room with its dual aspect and a snug, which has built-in shelving and media storage, and double doors leading to the study with its private home working space.

Upstairs there are five well-presented, light and airy double bedrooms, including the generous principal bedroom with its built-in wardrobes and en suite shower room, which has floor-to-ceiling tiling and walk-in shower. The first floor also has a family bathroom with a large bathtub and an over-bath shower.













## Outside

At the entrance to the property, a painted five-bar wooden gate opens onto the gravel driveway, where there is parking for several vehicles as well as access to the detached double garage. There is a storage area to the first floor of the garage, which could also be used as an office or studio space. The rear garden has a large patio area for al fresco dining, as well as a lawn with well-stocked border beds, featuring various shrubs, hedgerows and flowering perennials. The garden also has a storage shed and an impressive garden room, with French doors opening onto the patio and skylights overhead, welcoming plenty of natural light. It is the ideal space either for relaxing, or as a work space or art studio.

## Location

Eaton House occupies a central yet private position in 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, while additional local amenities can be

found in the nearby villages of Pitton, Whaddon and Alderbury. 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, a playhouse and twice weekly market, as well as several excellent schools, including the outstanding-rated Bishop Wordsworth's Church of England Grammar School and the independent Salisbury Cathedral School. 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.

Airports can be found at Southampton, Bournemouth and Bristol.



## Distances

- Salisbury 7.5 miles
- Stockbridge 9.5 miles
- Andover 12 miles
- Winchester 18.7 miles
- Southampton 21 miles

## Nearby Stations

- Grateley
- Salisbury

## Key Locations

- Salisbury (historic cathedral city)
- Stonehenge
- New Forest National Park
- Danebury Hill Fort
- Bentley Woods

## Nearby Schools

- Winterslow CoE Primary School
- Danebury School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Farleigh
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School
- Wyvern St Edmunds
- St Josephs

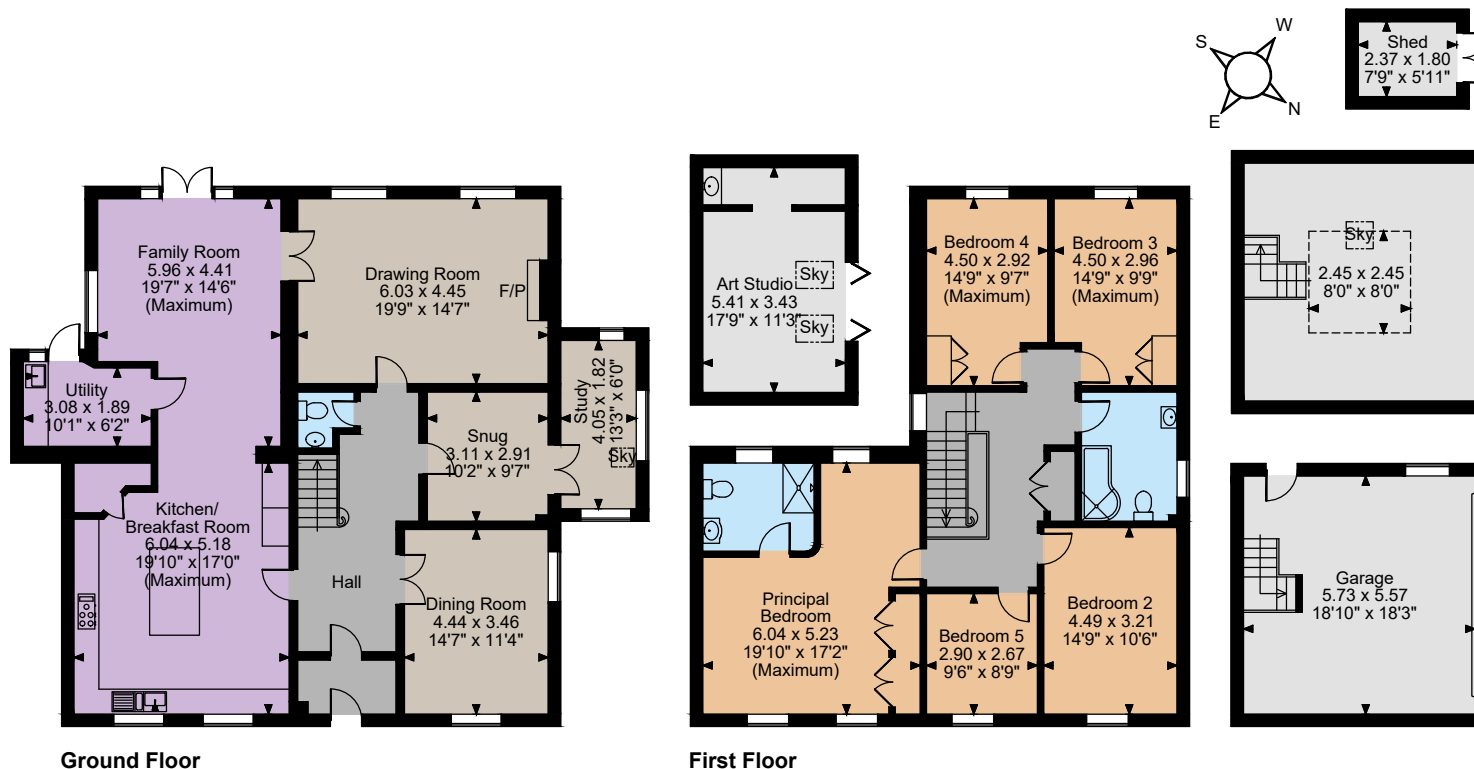












## Floorplans

Main House internal area 2,736 sq ft (254 sq m)  
 Garage internal area 409 sq ft (38 sq m)  
 Art Studio & Shed internal area 246 sq ft (23 sq m)  
 Total internal area 3,391 sq ft (315 sq m)  
 For identification purposes only.

## Directions

SP5 1QS

**what3words:** ///tanked.weekend.embellish - brings you to the driveway

## General

**Local Authority:** Wiltshire Council

**Services:** mains water, electricity, 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:** D

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

□ □ □ Denotes restricted head height

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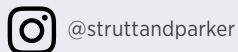
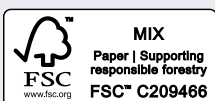
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## Salisbury

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