

Avonside
Mill Lane, Stratford Sub Castle



Strutt
& Parker

Land and property. Since 1885.

3,361 sq ft (312 sq m) | Freehold
7 reception rooms | 5 bedrooms | 3 bathrooms
Double carport with additional living accommodation | Garden
About 0.55 acres | Semi-rural

Guide price £1,450,000





A charming and substantial Grade II listed period home with original features and separate timber clad living accommodation, set in an idyllic riverside position with extensive gardens and grounds near the city of Salisbury in Wiltshire.

The property

Coming to the market for only the third time in its history, Avonside is an attractive Grade II listed period home with traditional painted brick elevations, offering more than 2,600 sq ft of versatile, well-presented accommodation arranged over two spacious floors. The property retains a wealth of original character, including exposed timber beams, feature fireplaces and vaulted ceilings, while occupying an appealing waterside setting.

The accommodation has been thoughtfully arranged to make the most of the property's layout and outlook. The welcoming reception hall leads to a well-proportioned drawing room, formal dining room and cosy snug, all with fireplaces. There is also a TV room with an adjacent shower room and a private study. The spacious kitchen and breakfast room features traditional cabinetry and an Aga, together with space for informal dining, and opens into a striking timber-framed garden room with excellent natural light and attractive views over the gardens and river beyond. From the kitchen there is access to the useful utility area and on to the study.

The first floor provides a principal suite with built-in storage and en suite facilities, together with four further characterful bedrooms featuring exposed beams, a games room, and a family shower room. The self-contained annexe provides flexible additional accommodation, with a ground floor open plan living and kitchen area. There are two further double bedrooms, one with a view of Salisbury Cathedral spire, and a bathroom on the first floor. The annexe is well suited for guests or independent living.



The property is approached via a gated gravel driveway providing parking for several vehicles and leading to a double carport. The beautifully maintained south and west facing grounds, feature extensive lawns, mature trees and established planting. There is a useful external store, together with a stone-flagged terrace, ideal for outdoor entertaining. A picturesque riverside frontage, complete with a charming timber summer house, extends the grounds and provides a tranquil setting for enjoying the surrounding natural environment.





Location

Stratford sub Castle is a highly desirable village on the northern edge of Salisbury, situated beneath the historic landmark of Old Sarum and within level reach of the city centre by road or footpaths. The village benefits from a well-regarded primary school, Reading room and a church and a strong sense of community. Salisbury provides an excellent range of shopping, leisure and cultural facilities, together with a wide choice of cafés, restaurants and pubs.

The surrounding area offers attractive countryside and numerous opportunities for walking and cycling, including routes along the River Avon and towards Old Sarum. The independent schools sector is particularly well represented, with Chafyn Grove, Leehurst Swan and Salisbury Cathedral School, while Bishop Wordsworth's School and South Wilts Grammar School provide highly regarded selective state education.

Salisbury's mainline station offers regular services to London Waterloo, with journey times of around 90 minutes. The A36 and nearby A303 provide convenient road links to Bath, Southampton, London and the South West, while Bournemouth, Southampton and Bristol airports are all within comfortable driving distance.

Postcode region: SP1

General

Local authority: Wiltshire Council

Services: Mains electricity, gas and water. Private drainage.

Private borehole/well.

Council Tax: Band G

EPC rating: D

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

Avonside Mill Lane, Stratford Sub Castle

Main House internal area 2,693 sq ft (250 sq m)

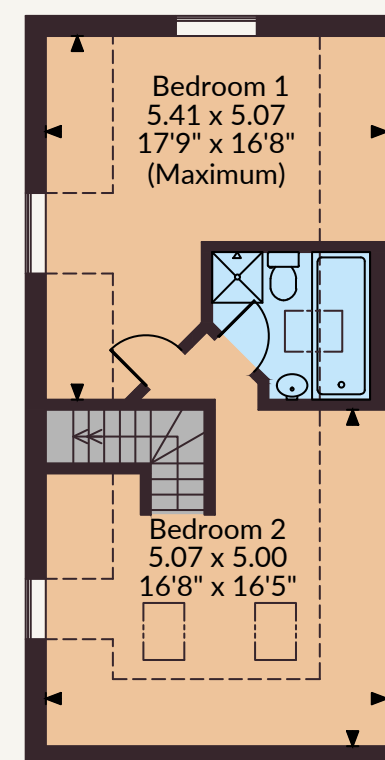
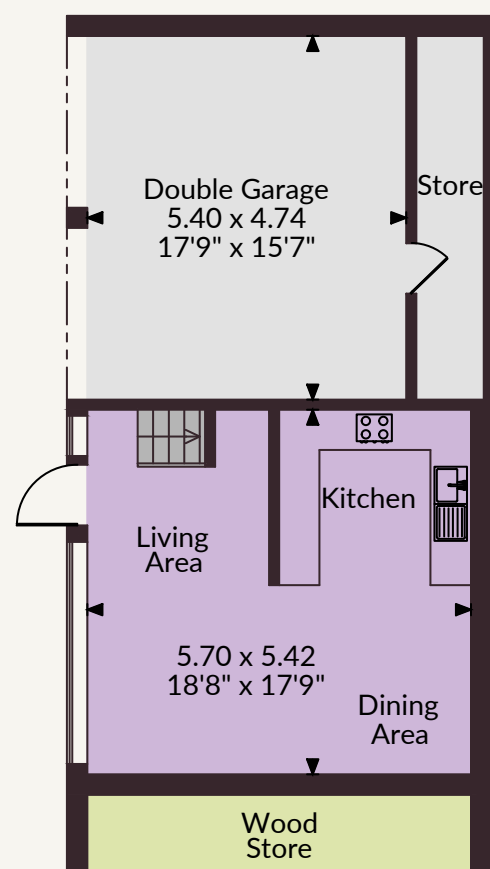
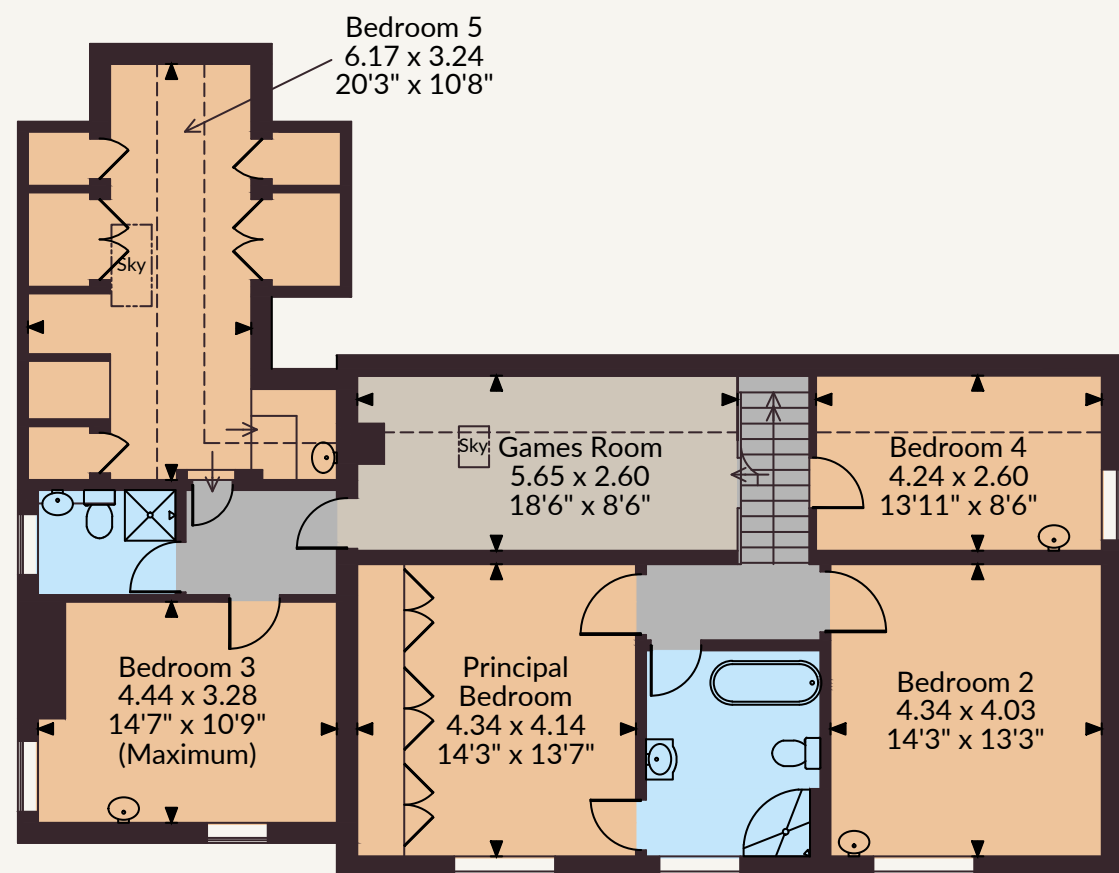
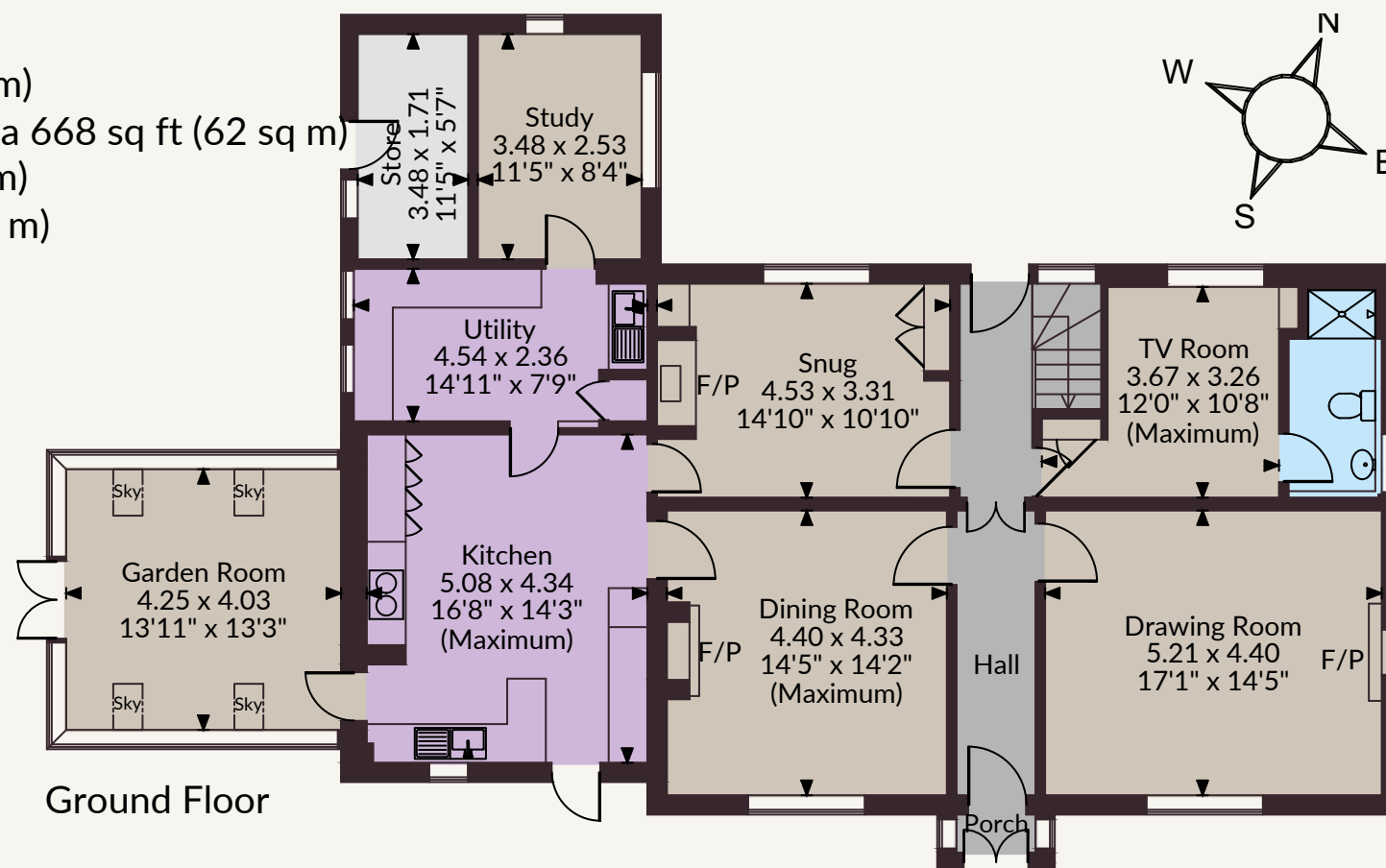
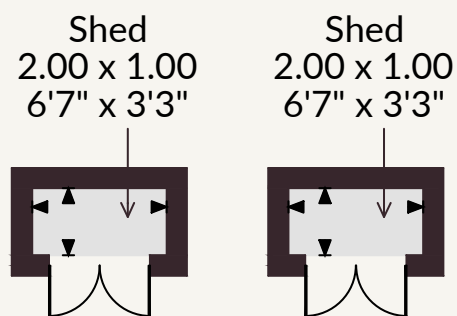
Additional Living Accommodation internal area 668 sq ft (62 sq m)

Double Garage internal area 342 sq ft (32 sq m)

Store and Sheds internal area 108 sq ft (10 sq m)

Total internal area 3,811 sq ft (354 sq m)

Quoted Area Excludes External Wood Store



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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