



Addison House

Milston, Durrington, Salisbury, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A substantial and highly attractive Grade II listed house with beautiful gardens, in a peaceful village setting

A magnificent period house with extensive accommodation and a wealth of character features, set in delightful country gardens. Located in the tiny hamlet of Milston close to the popular village of Durrington and surrounded by the rolling countryside of Salisbury Plain, yet within easy reach of historic Salisbury.



4 RECEPTION ROOMS



8 BEDROOMS



5 BATHROOMS



GARAGE



GARDEN



FREEHOLD



VILLAGE



4,908 SQ FT



**GUIDE PRICE
£1,650,000**



The property

Addison House is a handsome Grade II listed property, set in an idyllic position just outside the village of Durrington. The property dates from around 1870 and was once the rectory for the neighbouring St. Mary's Church, and features splendid roughcast and flint elevations and leaded, stone-mullion windows outside. Inside there are exposed wooden floors and attractive original fireplaces, alongside elegant, understated modern décor and fittings.

The welcoming reception hall features flagstone flooring and a handsome oak staircase leading to the upper level. Either side of the reception hall are the two principal formal reception rooms, a dining room with an open fireplace and a large south facing window welcoming plenty of natural light, and a well-proportioned dual aspect drawing room, also with a splendid open fireplace.

The study and the snug are towards the rear, providing space in which to work in privacy and relax as a family respectively. Both rooms are fitted with logburners.

Also on the ground floor is a well-appointed kitchen with shaker-style fitted units, an Aga, a walk-in larder and space for a breakfast table. The utility room and cellar provide space for further storage and home appliances.

Two staircases lead to the first floor, where there are five bedrooms, one of which could be used as a study or dressing room, while the others are all generously proportioned. They include the principal bedroom with its walk-in wardrobe and en suite bathroom, as well as one other bedroom en suite. Additionally, the first floor has a family bathroom and a shower room, while on the second floor you will find a further three bedrooms among the eaves, plus a family shower room.







Outside

The house is set in stunning country gardens with beautifully maintained lawns and border beds stocked with various shrubs and flowering perennials. The grounds mostly lie at the front of the property, where the driveway leads to a gravel parking area and detached, brick-built outbuilding, which has a double garage, a further single garage and a workshop or stable. There are gardens either side of the parking area, both of which are south-facing and welcome plenty of sunlight throughout the day. They include formal gardens with a patio area and pristine lawn directly in front of the house with deep border beds to one side and mature trees to the other, while at the side and rear there is additional lawn and a further paved seating area, as well as access to the secondary storage outbuilding. The gardens extend beyond the parking area, where there is a vegetable garden, a greenhouse and further mature trees, shrubs and hedgerows.

Location

The property is set in a sought-after position in the hamlet of Milston, just outside the village of Durrington and 10 miles north of the cathedral city of Salisbury. Durrington has a variety of everyday amenities, including local shops, a post office, a petrol station, a small supermarket, a village pub and a primary and secondary school, as well as a leisure centre with a swimming pool. Further amenities and schooling can be found in Amesbury, while the historic cathedral city of Salisbury is within easy reach, providing an excellent selection of shops, leisure and cultural facilities. The area is well connected by road, with the A345 providing access to Salisbury. Your closest mainline station is Grateley (1 hour 20 minutes to London Waterloo), and the A303 offering access to the M3, and towards the west country.



Distances

- Durrington 2.0 miles
- Amesbury 3.2 miles
- Salisbury 10 miles
- Pewsey 12 miles
- Andover 15 miles
- Marlborough 18.3 miles

Nearby Stations

- Grateley
- Salisbury
- Pewsey

Key Locations

- Stonehenge
- Salisbury Plain
- Thruxton Circuit
- Salisbury (historic cathedral city)
- Ludgershall Castle

Nearby Schools

- Durrington All Saints Church of England Voluntary Controlled Infants' School
- Avon Valley Academy
- Durrington High School
- The Stonehenge School
- Avondale Preparatory School
- Chafyn Grove
- Godolphin
- Salisbury Cathedral School
- Dauntsey's
- Marlborough College
- St Francis School







Floorplans

Main House internal area 4,908 sq ft (456 sq m)

Double garage internal area 395 sq ft (37 sq m)

Outbuildings internal area 834 sq ft (77 sq m)

Total internal area 6,137 sq ft (570 sq m)

For identification purposes only.

Directions

SP4 8HT

what3words: ///unwraps.decays.pool - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage.
Oil-fired central heating.

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

Council Tax: Band H

EPC Rating: E

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



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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