



Presses House, Nunton, Salisbury, Wiltshire

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Presses House, Nunton, Salisbury, Wiltshire SP5 4HN

A handsome country house set in wonderful southerly facing gardens and grounds with far reaching views over adjoining countryside

Salisbury, 3.8 miles (London Waterloo from 88 minutes), A36 13 miles, A303 14.6 miles, Southampton 22 miles.

Ground Floor: Entrance hall | Drawing room
Dining room | Study | Family room | Games room | Kitchen/breakfast room | Back lobby
Utility room | Two cloakrooms | Pool room with hot tub, sauna, shower & separate WC
Bedroom 7 with adjoining bathroom

First Floor: Principal bedroom with two walk-in wardrobes and adjoining bathroom | Four further double bedrooms | Family bathroom
Separate shower | Separate WC | Store room

Second Floor: Bedroom 6 | Large attic room

Outside: Swimming pool | Tennis court | Garden store/stable | Single garage | Integral double garage | Workshop | Greenhouse | Formal gardens | Pastureland, In all approximately 3.9 acres | EPC Rating: E

The property

Presses House is a significant local country house which offers over 5,500 sq ft of living space over three floors and boasts excellent leisure facilities by way of a superb hard surface tennis court, heated outdoor swimming pool, indoor 'jacuzzi' and sauna suite, and treehouse.

Presses House is approached via a delightful yew hedge bordered driveway, which sweeps up to the front of the house and to the garaging.

The main hall is most welcoming and features a turned staircase rising to the first floor. From the hallway, three of the five reception rooms can be found including a beautiful drawing room with open fireplace and French doors out to the terrace, a large dining room and a spacious oak panelled study, which is perfect for those who may need to work from home.

The family room is set in the middle of the house and also features French doors out to the rear sun terrace, and a wood burning stove. A door leads through to the kitchen/breakfast room with an extensive range of modern units and a walk-in larder complemented by an AGA.

From the family room, a door leads through to a back lobby where the utility room, a cloakroom and games room are located. The games room is a great space for children, a gym, snooker or many other uses.

Behind the games room lies a good-sized guest bedroom with its own en suite and a further door leads to the pool room where the jacuzzi, sauna and changing rooms to the swimming pool can be found.

On the first floor there are five bedrooms, four of which enjoy the southerly aspect and views over the countryside beyond. At one end of the landing there is a small inner landing with a staircase to the upper floor, which comprises a sixth bedroom and a significant loft room beyond.





Gardens and grounds

A flagstone terrace lies immediately to the rear of the house with steps leading up to the main lawn area.

The swimming pool is set to the west of the house and is totally secluded, whilst the tennis court and pavilion/summer house are located to the east of the house.

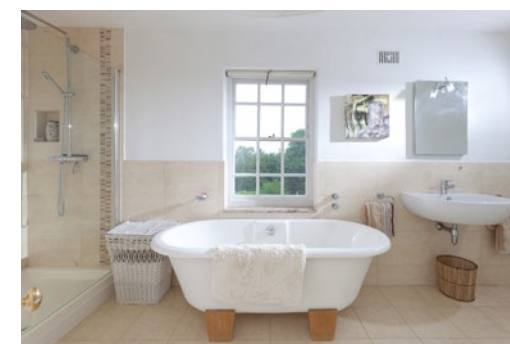
The gardens slope gently up to a paddock, which is enclosed by a combination of post & rail fencing and mature hedgerows. There is a large tractor/garden equipment shed. At the entrance to the paddock, there is a charming treehouse.

Set to the far eastern boundary is an area of woodland with a pretty tree lined walkway leading back towards the house. Lawned gardens lie to the front of the house and extend down towards the driveway. Beyond is a less formal area of garden, which features an orchard and a variety of mature trees.

Location

Nunton is a small village and former civil parish approximately 2.5 miles southeast of Salisbury. Within the village is a public house and a Grade II* listed Anglican Church of St Andrew. Fishing can be found on the River Avon, racing at Salisbury and golf courses at Rushmore, Hamptworth and The Salisbury and South Wilts Golf Club. Within the area are some notable private and grammar schools including Cathedral School, Sandroyd School, Chafyn Grove, Godolphin School and Dauntsey's.

The property is well placed for access to Salisbury District hospital, the A36, which in turn links to the M27 and M3 to the south and the A303 to the north. Southampton and Bournemouth International Airports are within easy driving distance. Salisbury Train Station is approximately 3.8 miles away and offers frequent services to London Waterloo in about 88 minutes.









Presses House, Nunton

House internal area 5,352 sq ft (497 sq m)

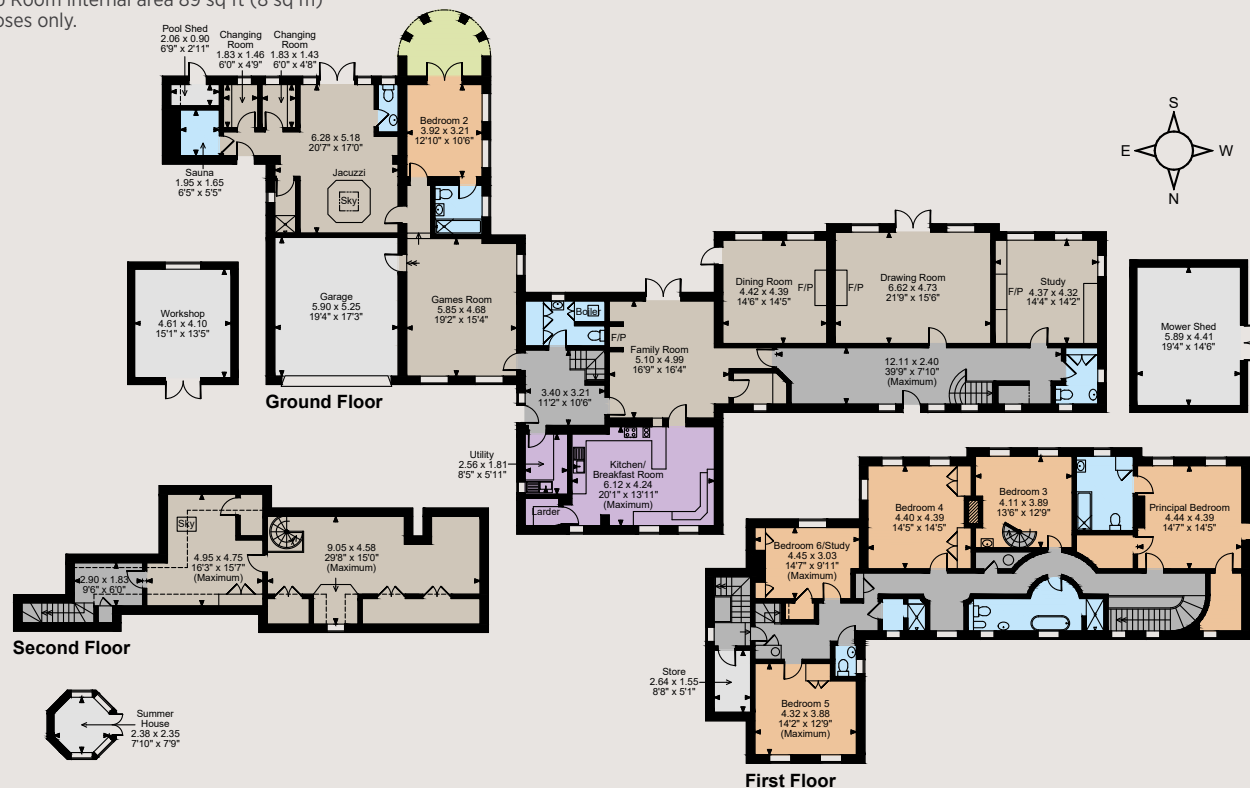
Garage internal area 333 sq ft (31 sq m)

Mower Shed & Pool Shed internal area 296 sq ft (27 sq m)

Workshop internal area 203 sq ft (19 sq m)

Summer House & Pump Room internal area 89 sq ft (8 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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Directions

Leave Salisbury via the A338 Downton Road and continue for 2.2 miles. Just before the road becomes a dual carriageway turn right, signposted to Nunton. Take the first left on the bend, turning left at the 'T' junction. Presses House is at the end of the first drive on your right hand side.

General

Local Authority: Wiltshire Council - 0300 456 0100

Services: Mains electricity and water, oil central heating and private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.

Council Tax: Band H

Tenure: Freehold

Guide Price: £2,500,000

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

Salisbury

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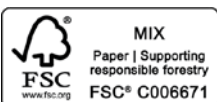
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