

# Elmfield House, Petersfinger, Salisbury



# Strutt & Parker

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A substantial Victorian residence offering over 6,200 sq ft of accommodation, with nine bedrooms, extensive outbuildings and mature gardens, set in some 2.46 acres in a convenient position close to Salisbury.

Elmfield House is an imposing Victorian residence, featuring handsome red brick elevations with stone dressings and traditional sash windows. The property offers extensive and characterful accommodation, retaining a wealth of period features including high ceilings, ornate cornicing and original fireplaces with decorative tile surrounds, complemented by well-proportioned rooms throughout. Our clients have been in occupation for some 49 years and the property remains in a delightfully unspoilt condition, giving incoming purchasers ample scope to put their own mark on it.

The accommodation is centred around an impressive reception hall, with a galleried landing and a sweeping staircase, creating a striking sense of arrival. From here, doors lead to the principal reception rooms, including a generous drawing room with a large bay window, intricate plasterwork and a fireplace with Jetmaster fire. There is a formal dining room, well suited to entertaining, and a separate study providing an ideal space for home working. An original glasshouse extends from the house, offering a bright and versatile area with views across the gardens and a strong connection to the outside space.

The kitchen provides a practical and well-arranged space for day-to-day living with the original range, supported by a larder, utility room and boot room, together with a range of additional store rooms, ensuring excellent functionality.

The first floor provides five well-proportioned bedrooms, including a substantial principal bedroom with a bay window and feature fireplace, enjoying an attractive outlook over the garden.

The second floor offers four large attic rooms, together with a secondary kitchen, providing flexible accommodation or ancillary use. This can be accessed via a rear staircase.

The lower ground floor includes a main cellar, a separate wine cellar and externally accessed cellar, adding further useful storage space.

The property is approached via a gravel driveway providing ample parking and access to the garage building, which incorporates a workshop and extensive storage. The surrounding gardens are a particular feature, with areas of lawn interspersed with mature trees, established planting and well-stocked borders with a stream running through, creating an established setting. The grounds also include a stable block, a barn and a large greenhouse, offering a range of potential uses.

**6,244 sq ft (580 sq m) | Freehold  
4 Reception room | 5 Bedrooms  
4 Large attic rooms with kitchen  
Garage | Stable block | Garden | About 2.47 acres**

**Guide price £1,250,000**

## Location

Elmfield House is situated in the small hamlet of Petersfinger, on the southern edge of Salisbury, offering a semi-rural setting while remaining conveniently close to the city's amenities. There is a park and ride close by giving access to Salisbury which provides an excellent range of shopping, dining and leisure facilities, together with a mainline railway station offering regular services to London Waterloo and the West Country.

The surrounding area is well served by a number of schools, including highly regarded grammar schools in Salisbury, as well as a selection of independent options such as Godolphin, Chafyn Grove and Salisbury Cathedral School. Communications are particularly strong, with the A338 and A36 providing easy access to Salisbury, the New Forest and the south coast, while the A303 offers routes towards London and the West Country. Airports can be found at Bournemouth, Bristol and Southampton.

The nearby countryside, South Coast and New Forest National Park provide a wealth of opportunities for walking, cycling and outdoor pursuits and watersports. There is racing at Salisbury and South Wilts, High Post and Rushmore.

Postcode region: SP5

## General

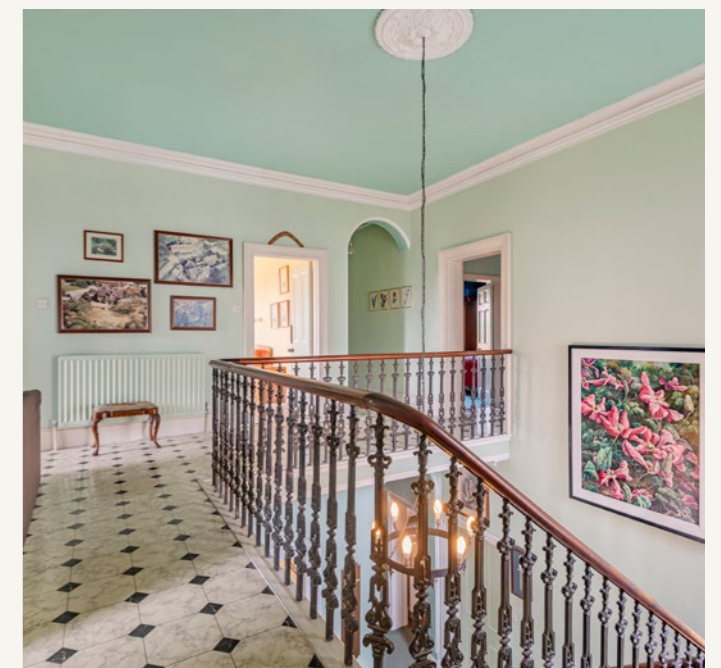
Local Authority: Wiltshire

Services: Mains electricity, gas and water. Private drainage. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought. Solar supplementation for electricity and hot water.

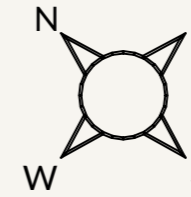
Council Tax: Band G

EPC Rating: E

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

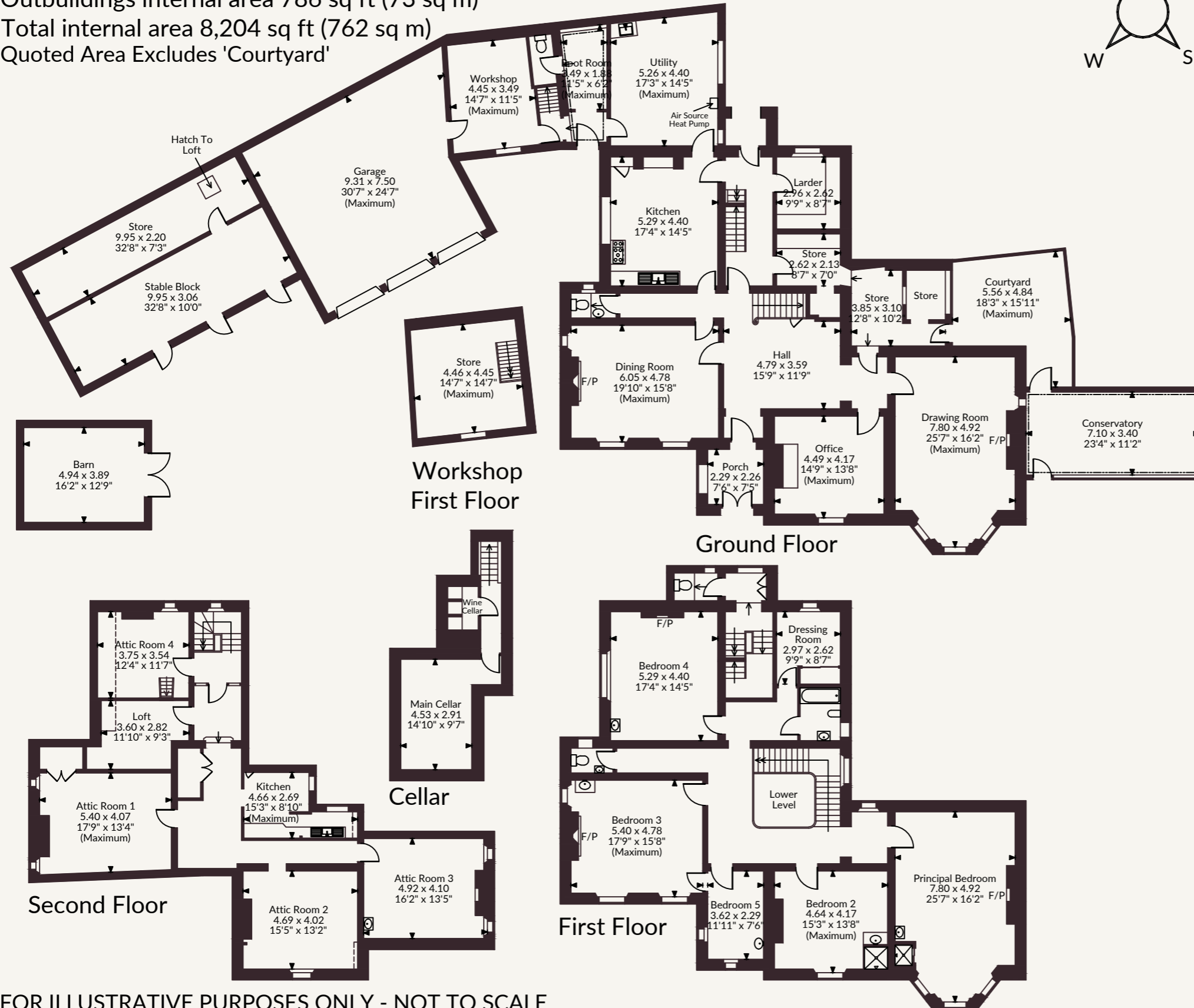


Elmfield House, Petersfinger Road, Petersfinger  
 Main House internal area 6,244 sq ft (580 sq m)  
 Garage building internal area 1,174 sq ft (109 sq m)  
 Outbuildings internal area 786 sq ft (73 sq m)  
 Total internal area 8,204 sq ft (762 sq m)  
 Quoted Area Excludes 'Courtyard'



**Salisbury**

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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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