



The Old Dairy, Snoddington Lane, Shipton Bellinger,
Hampshire

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The Old Dairy, Snoddington Lane, Shipton Bellinger, Hampshire SP9 7YQ

An impressive six-bedroom family home with a beautiful garden, paddocks and stables in all of about 1.6 acres

Amesbury 5.9 miles, Andover 9.2 miles, Grately Station 3.7 miles (1 hour 20 minutes to London Waterloo), Salisbury 12.6 miles, Pewsey 13 miles, Marlborough 17.1 miles

Entrance Hall | Drawing room | Family room
Dining room | Kitchen/breakfast room | Utility
Boot room | Cloakroom | Principal bedroom with en suite shower room | 5 Further bedrooms, 3 en suite | Shower room | Garage
Stables | Gardens, grounds & paddocks
EPC Rating: D

The property

The Old Dairy is a splendid six-bedroom property, which forms part of a collection of former farm buildings. It provides more than 4,000 square feet of beautifully presented accommodation, while outside there are immaculate gardens, a swimming pool, stables and paddocks.

The main reception room is the well-proportioned, triple aspect drawing room, which welcomes plenty of natural light and features a fireplace with a woodburning stove. Further reception rooms include the formal dining room and the comfortable family room with its stove and two sets of French doors opening onto the garden. The large kitchen and breakfast room has bi-fold doors onto the garden, shaker-style units, a central island and a range cooker, as well as space for a breakfast table. A spacious boot room and utility complete the ground floor.

There are two staircases serving separate areas of the first floor, with one staircase leading to two double en suite bedrooms, including the generous principal with its dressing area. The other staircase leads to a further four first-floor bedrooms, two of which are en suite. There is also a first-floor shower room.

Outside

The property enjoys beautiful grounds with fenced paddocks and stables. There is a gravel driveway at the front of the property, with parking space for several vehicles and access to the double garage. The garden is mostly laid to lawn with paved pathways and terracing, well-maintained hedgerows and colourful border flowerbeds, plus a kidney-shaped swimming pool and a storage shed. Accessed from the kitchen/breakfast room is a sheltered courtyard garden with a loggia.

There are also two grassy paddocks enclosed by post and rail fencing, with a timber-framed stables block that includes three stalls and a tack room.

Location

The Old Dairy is in a rural position just outside the Hampshire village of Shipton Bellinger. The village provides several everyday amenities, including a local shop, a village hall and a primary school, while further facilities can be accessed less than three miles away in Tidworth, including a range of shops and supermarkets. Historic Salisbury, 12 miles to the south, provides an excellent choice of shops, restaurants, cafés and leisure facilities, as well as further schooling including the outstanding-rated Bishop's Wordsworth CofE Grammar School for boys and South Wilts for girls along with the independent Salisbury Cathedral School and Godolphin.

The area is well connected by road with the A303 passing nearby, while mainline rail can be accessed at Grately which runs regular services to London Waterloo (approximately 1 hour 20 minutes).













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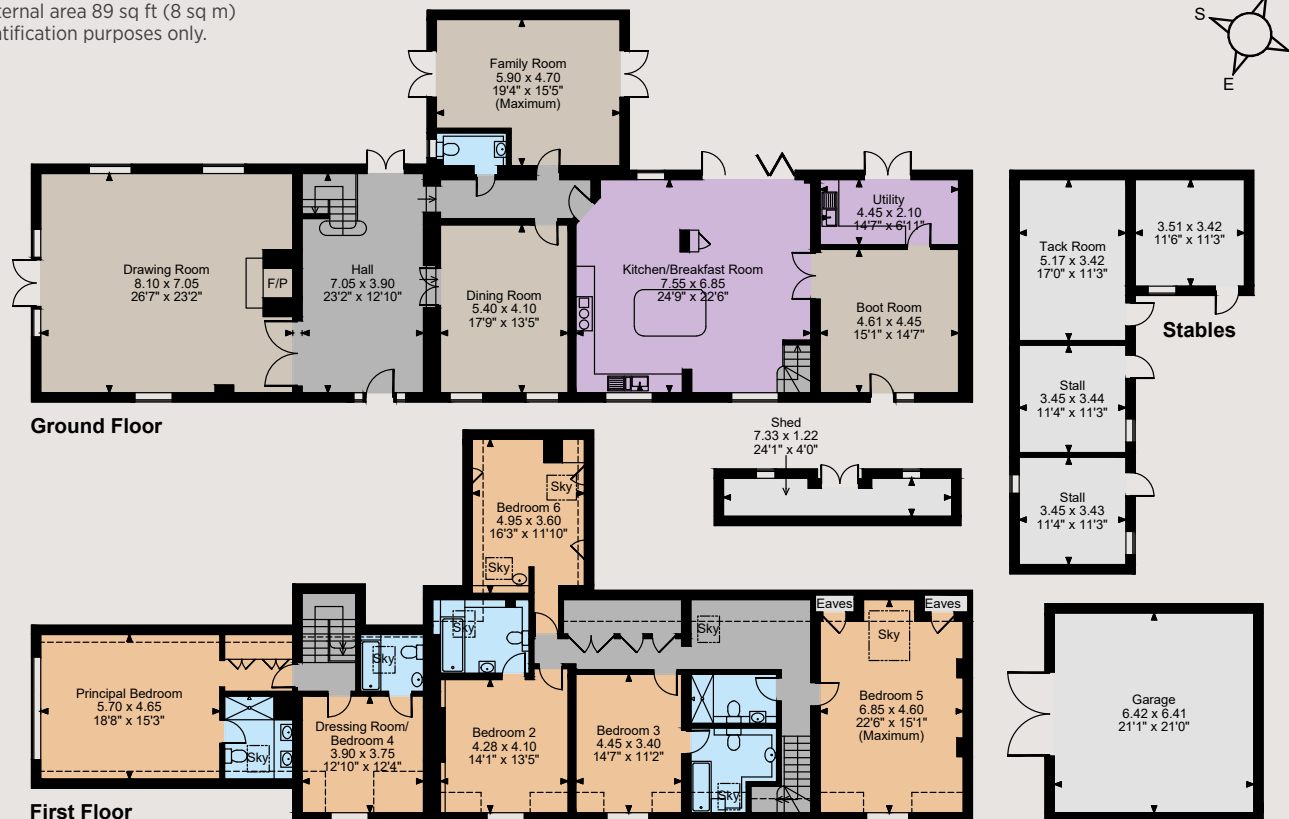
House internal area 4,335 sq ft (403 sq m)

Garage internal area 443 sq ft (41 sq m)

Stables internal area 597 sq ft (55 sq m)

Shed 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

From Salisbury, take the A338 north away from the city centre and continue on the A338 for 10 miles, passing under the A303 before turning right onto Snoddington Lane. The entrance to the property will be on the right, follow this gravel drive to the property.

General

Local Authority: Test Valley Borough Council - 01264 368000

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

Council Tax: Band G.

Tenure: Freehold

Guide Price: £1,395,000

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

Salisbury

41 Milford Street, Salisbury, Wiltshire SP1 2BP

01722 344010

salisbury@struttandparker.com
struttandparker.com

Winchester

6 Jewry St, Winchester SO23 8RZ

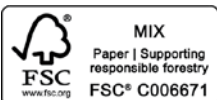
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