



# Oak House

Southampton Road, Alderbury

**STRUTT  
& PARKER**

AN EKF FARMAS GROUP

## A substantial and elegantly presented detached family home located in a on the fringes of a sought-after Wiltshire village

An attractive double-fronted family house, built by the renowned developers Templeton Walker approximately 18 years ago, and being just one of 3 houses set within a private drive within the sought after village of Alderbury. Particular features of note include the sash glazing, generously-proportioned rooms, quality fixtures and fittings, modern amenities and elegant neutral décor throughout.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**4 BATHROOMS**



**DOUBLE GARAGE**



**SECLUDED MATURE GARDENS**



**FREEHOLD**



**VILLAGE**



**3,541 SQ FT**



**GUIDE PRICE  
£1,250,000**



### The property

Oak House is a wonderful family home offering 3,541 sq ft of light-filled, flexible accommodation arranged over three floors. Configured to provide a cohesive and practical family and entertaining environment, the accommodation flows from a welcoming reception hall with useful cloakroom. It briefly comprises a central rear aspect dining room with exposed wooden flooring, a walk-in store and French doors to the terrace. Doors from the dining room open to a dual aspect study and to an angled dual aspect sitting room with a feature open fireplace and French doors to the rear terrace. The ground floor accommodation is completed by a dual aspect kitchen/breakfast room. The kitchen has a range of wall and base units, a large central island with breakfast bar, complementary work surfaces and splashbacks, and a door to a fitted utility room with a door to the front aspect. The breakfast area has space for a table for more informal meals and French doors to the rear terrace.

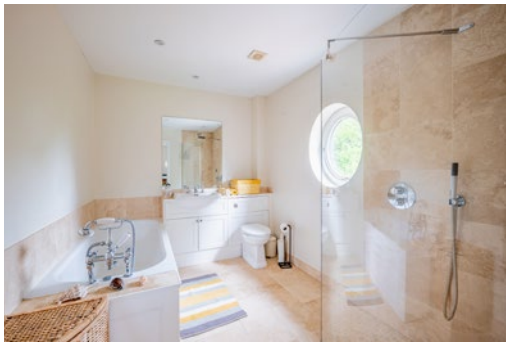
Stairs rise from the dining room to a generous first floor landing with useful storage. It gives access to an

angled dual aspect principal bedroom with a fitted dressing area, built-in wardrobes and an en suite bathroom with freestanding bath and separate shower. The first floor also houses three further double bedrooms and a family bathroom with freestanding bath and separate shower. One of the bedrooms has a built-in wardrobe and two have eaves storage, one of the latter also benefitting from an en suite bathroom with bath and separate shower.

A separate staircase rises to the vaulted second floor, giving access to the property's remaining bedroom with eaves storage and an en suite shower room and to a gym, suitable for use as a further bedroom if required.







## Outside

Set within a wonderful south westerly mature gardens and grounds, Oak House is approached through electric automated double wooden gates and over a gravelled driveway providing private parking and giving access to the detached double garage. The well-maintained garden is laid mainly to lawn bordered by well-stocked shrub beds and mature hedging. It features large seating area on a paved terrace, ideal for entertaining and al fresco dining, a large garden shed and wood store. There is also an area of woodland with mature oak trees beyond which there is a view to surrounding fields.

## Location

Situated just under 4 miles south east of Salisbury and to the east River Avon, the historic village of Alderbury features a church, village hall, shop, pub, recreation ground, tennis club, sports and social club and primary school. Salisbury offers independent and high street stores, shopping centres and extensive leisure and cultural facilities including restaurants, a theatre, cinemas and museums. Extensive amenities can also be found in Southampton. There are several golf

courses close by and transportation links are excellent: the A36 links to the A303 and A338, giving access to major regional centres, the motorway network, London and the West Country, and Salisbury station (4.6 miles) offers regular mainline services to London Waterloo.

The area offers a good selection of state primary, secondary and grammar schooling including Bishop Wordsworth's CofE Grammar School (rated Outstanding by Ofsted) together with independent schools including Godolphin, Salisbury Cathedral and Chafyn Grove.



## Distances

- Salisbury 3.7 miles
- Southampton 19.5 miles
- Bournemouth 28.2 miles

## Nearby Stations

- Salisbury

## Key Locations

- Longford Castle
- Pepperbox Hill
- Hazel Hill Wood Nature Reserve
- Cranborne Chase National Landscape
- New Forest National Park
- Langley Wood National Nature Reserve
- Salisbury Cathedral

## Nearby Schools

- Alderbury and West Grimstead CofE Primary School
- Bishop Wordsworth's Grammar School for Boys
- South Wilts Grammar School for Girls
- Wyvern St. Edmunds
- Chafyn Grove
- Godolphin
- Leehurst Swan
- Salisbury Cathedral School









### Floorplans

Main House internal area 3,541 sq ft (329 sq m)  
 Garage internal area 376 sq ft (35 sq m)  
 Outbuilding internal area 86 sq ft (8 sq m)  
 Total internal area 4,003 sq ft (372 sq m)

### Directions

SP5 3AG

**what3words:** ///nook.hillsides.count - brings you to the driveway

### General

**Local Authority:** Wiltshire Council

**Services:** Mains electricity, gas, water and drainage

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

**Council Tax:** Band G

**EPC Rating:** C

**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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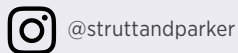
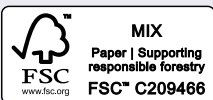
## Salisbury

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