



The Willows

Teffont Evias, Salisbury

A detached 5 bedroom property with 1.02 acres, set in a desirable South Wiltshire conservation area

An attractive double-fronted stone-clad family home featuring energy-efficient amenities, neutral décor and quality fixtures and fittings throughout, designed to maximise the stunning views over the property's land and surrounding countryside. It is located in the sought-after Nadder Valley at the heart of the Cranborne Chase.



2 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



DOUBLE GARAGE



GARDEN AND PADDOCK



FREEHOLD



VILLAGE



2,062 SQ FT



**GUIDE PRICE
£995,000**

The property

Extensively and stylishly remodelled and extended by our clients for their own occupation, The Willows is now an attractive, highly energy efficient, double-fronted family home offering nearly 2,100 sq ft of light-filled, flexible accommodation arranged over two floors.

The accommodation opens from a welcoming reception hall with Tavertine tiled flooring, leading to a modern cloakroom/family shower room and a fitted inter-connecting utility and boot rooms with their limestone floors. The latter providing direct access to the garden and enjoying excellent storage provision. The house comprises a well-proportioned dual-aspect sitting room with engineered wooden flooring, a front-facing, ground floor double bedroom with fitted storage. The kitchen is fitted with a range of walnut wall and base units, including a stone-built breakfast bar, complemented by walnut and Quartz work surfaces and splashbacks, and equipped with modern

integrated appliances. This opens into an impressive 31ft rear-aspect sitting/dining room showcasing exposed stone walling and continuing the flagstone flooring. The dining area offers space for a large table and French doors leading to the rear terrace, while the sitting area features a contemporary freestanding woodburning stove and bi-fold doors opening to the terrace, perfectly blending indoor and outdoor living.

The first floor is accessed via the bespoke walnut and glass staircase and features a spacious principal bedroom with two full-height picture windows with delightful views, extensive fitted storage, and an en suite shower room. There are three further bedrooms—two doubles with fitted storage and the other currently used as a study with a dormer window and far reaching views. This floor is completed by a contemporary family bathroom.







Outside

Set behind an area of level lawn and having plenty of kerb appeal, the property is approached over a gravelled side driveway and parking area giving access to the integral double garage. The well-maintained enclosed wraparound garden is laid mainly to gently-sloping lawn bordered by well-stocked flowerbeds, mature hedging, shrubs and trees and features numerous seating areas, a garden shed, a timber outbuilding with two open-sided stores and a covered paved patio area, a garden pond and a spacious wraparound paved terrace accessible from the sitting and dining room. The whole is ideal for entertaining and al fresco dining with a charming loggia and views over rolling countryside beyond.

A driveway dissects the land to the further side is the 0.76 acre paddock which is stock fenced.

Location

The Willows is situated in the tranquil village of Teffont Evias, nestled within the picturesque Nadder Valley in Wiltshire. The village offers a peaceful rural setting with scenic walking routes and a strong sense of community along with the soon to be re-opened Howards House Hotel. There are primary schools in Dinton and Chilmark whilst the larger village of Tisbury provides essential amenities including shops, a primary school, and a train station with direct services to Salisbury and London. In the other direction, Wilton provides a similar range of facilities. Teffont Evias is well-connected by public transport, with bus services running to Salisbury approximately five times daily, facilitating access to a broader range of services and facilities.

There is good access to the A303 leading to London and the West Country. Airports can be found at Bristol, Bournemouth and Southampton.



Distances

- Tisbury – 4.1 miles
- Wilton – 7.6 miles
- Salisbury – 10.8 miles
- Shaftesbury 13.2 miles
- Warminster – 15.5 miles
- Gillingham (Dorset) – 17.1 miles

Nearby Stations

- Tisbury
- Salisbury

Key Locations

- Stonehenge
- Old Wardour Castle
- Old Sarum
- Salisbury Cathedral

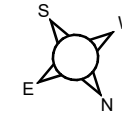
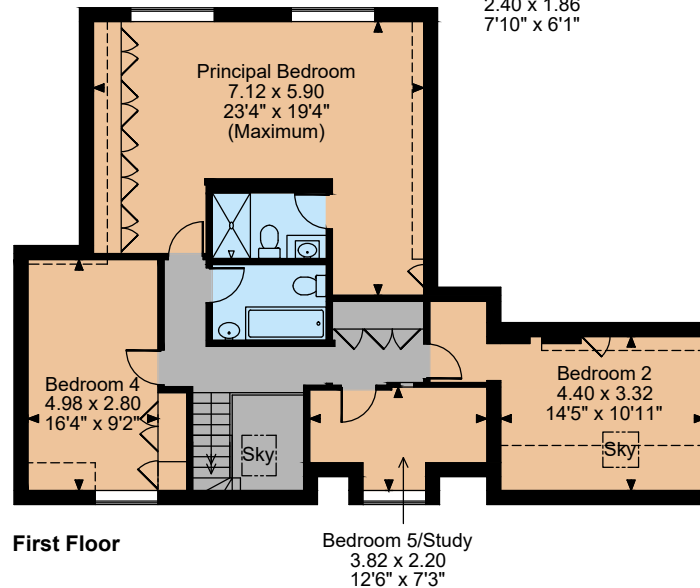
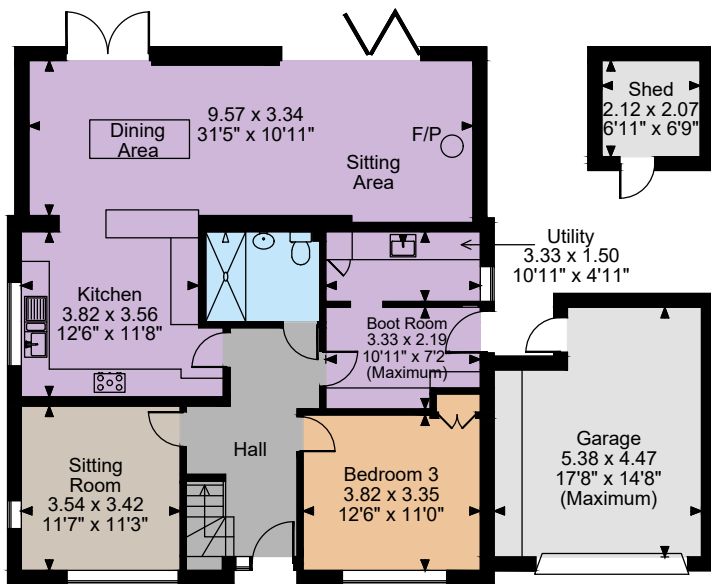
Nearby Schools

- Dinton Primary School
- Chilmark Primary School
- Shaftesbury School
- Bishop Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Chafyn Grove
- Godolphin
- Leehurst Swan
- Port Regis
- Salisbury Cathedral School
- Sandroyd









Floorplans

Main House internal area 2,062 sq ft (192 sq m)
 Garage internal area 236 sq ft (22 sq m)
 Outbuildings internal area 152 sq ft (14 sq m)
 Total internal area 2,450 sq ft (228 sq m)
 For identification purposes only.

Directions

SP3 5RE

what3words: ///vibe.surfer.listening - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Air source heat pump central heating. Photovoltaic panels.

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

Council Tax: Band D

EPC Rating: B

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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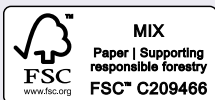
Salisbury

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