



# Bourton Farm

The Common, Shrewton



## An attractive and generously-proportioned family home in delightful countryside setting with stabling and paddock

A handsome property with a large outbuilding incorporating two stables, a formal garden, and about 2 acres of pasture. The property is neutrally decorated and benefits from quality fixtures and fittings throughout, providing an elegant and practical living and entertaining environment.



**3 RECEPTION ROOMS**



**5 BEDROOMS**



**3 BATHROOMS**



**DOUBLE CARPORT**



**3 ACRES**



**FREEHOLD**



**RURAL/  
VILLAGE**



**3,265 SQ FT**



**GUIDE PRICE  
£1,325,000**

### The property

Bourton Farm offers almost 3,300 sq. ft. of light-filled flexible accommodation arranged in an L-shaped configuration over two floors and provides ideal family and entertaining space.

The accommodation flows from the welcoming entrance and reception halls, the latter with useful cloakroom. It includes a well-proportioned front-aspect snug with bespoke storage, an extensive L-shaped sitting/dining room with a feature fireplace flanked by log stores on either side and French doors to the terrace on two aspects. The spacious kitchen/breakfast room features a range of wall and base units, an Aga and a breakfast area with French doors to the garden, as well as doors to a walk-in larder and a separate fitted utility room with a door to the garden.

The ground-floor accommodation is completed by a bedroom wing offering two double bedrooms and a family bathroom with a freestanding bath and a separate shower.

Stairs rise from the reception hall to the first floor which provides a vaulted principal bedroom with fitted dressing room and en suite bathroom with window seating, bath and separate shower, the property's two remaining double bedrooms and a second family bathroom.













## Outside

Having plenty of kerb appeal, the property is approached over a tarmac driveway providing private parking for numerous cars. The driveway continues to the side of the house and leads down to a oak-framed thatched outbuilding, which incorporates two loose boxes, an open-sided machine shelter/double carport and a workshop. The generous garden surrounding the property is laid mainly to lawn bordered by mature planting and trees and features a log store attached to the house and a wraparound paved terrace off the sitting/dining room, ideal for entertaining and al fresco dining. The whole enjoys views over the property's stock-fenced pasture and surrounding countryside. For those with an equestrian interest or looking to keep livestock, there is a lovely ring fenced paddock to the west offering excellent pasture..

## Location

Located on the banks of the River Till, Shrewton village sits on the edge of Salisbury Plain, around two miles from the World Heritage Site of Stonehenge. The house sits on the edge of the village with amenities

including churches, two village halls, convenience store, Post Office, pub, GP surgery, petrol station, garage, sports and social club, cricket club, football club and a primary school. Further village facilities are available in nearby Winterbourne Stoke and Tilshead.

Further shopping, service and leisure amenities available in Amesbury and Wilton town centres, the cathedral city of Salisbury and the market towns of Devizes and Warminster.

The A360 and A36 gives easy access to Salisbury, Southampton, Warminster, Bristol and Bath and links via the A303 to the M3, M25 and M4, and Salisbury station offers regular services to London Waterloo and to major regional centres including Portsmouth, Southampton and Exeter.

The area offers a good selection of state primary and secondary schooling together with a wide range of independent schools.



## Distances

- Amesbury 7.9 miles
- Wilton 10.5 miles
- Salisbury 11.5 miles
- Warminster 13.3 miles
- Devizes 13.8 miles
- Bournemouth Airport 36.7 miles

## Nearby Stations

- Salisbury (London Waterloo 1 hour 28 minutes)
- Warminster (Clapham Junction 1 hour 44 minutes)

## Key Locations

- Shrewton CofE Primary
- River Till
- Salisbury Plain
- Stonehenge
- River Wylfe

- Cranborne Chase National Landscape
- North Wessex Downs National Landscape
- Salisbury and South Wilts Golf Course
- Salisbury Cathedral

## Nearby Schools

- Shrewton CofE Primary
- Bishops Wordsworth Grammar School for Boys
- South Wilts Grammar School for Girls
- Dauntsey's
- Leehurst Swan
- Chafyn Grove
- Godolphin
- Salisbury Cathedral School















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The position & size of doors, windows, appliances and other features are approximate only.

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## Floorplans

House internal area 3,265 sq ft (303 sq m)

Outbuilding internal area 865 sq ft (80 sq m)

Total internal area 4,130 sq ft (384 sq m)

For identification purposes only.

## Directions

SP3 4EH

///what3words: enhancement.unloads.toys - brings you to the driveway

## General

Local Authority: Wiltshire Council

Services: Mains electricity, water and drainage. Air source heat pump.

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

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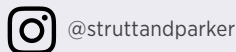
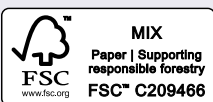
## Salisbury

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