



# Croft House

The Highway, Charlton All Saints, Salisbury, Wiltshire

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& PARKER**

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## A Grade II listed six bedroom, semi-detached property with annexe, extensive garaging and delightful views

An attractive three-storey home, suitable for multi-generational living, combining a wealth of period features with modern amenities and wonderful views. Set on a plot of approximately 0.3 acre surrounded by the Longford Estate, it is located on the edge of a desirable village, within easy reach of The New Forest and Salisbury.



**3 RECEPTION ROOMS**



**6 BEDROOMS**



**4 BATHROOMS**



**TRIPLE AND QUADRUPLE GARAGES**



**0.3 ACRES**



**FREEHOLD**



**RURAL/VILLAGE**



**2,668 SQ FT**



**GUIDE £850,000**



### The property

Dating from the early 18th Century, Croft House is an attached family home offering 2,668 sq ft of light-filled, flexible, family accommodation arranged over three floors. The property has been extensively renovated to a high standard over the years, combining modern amenities with period features including casement glazing, planked doors, and exposed chamfered beams. A fully accessible wing, suitable as an annexe, offers access to all the ground floor rooms. The top floor is presented as a large 'teenage' apartment or guest suite.

A vaulted entrance porch with fitted storage leads to the dual aspect sitting room which has wooden flooring and an attractive exposed brick fireplace with woodburning stove. An inner hall opens to a sizeable utility room with extensive storage and space for washing machine and tumble dryer. A side door provides access to the rear garden. The kitchen/breakfast room offers a range of wall and base units, a

granite-topped island, complementary worktops, an electric Aga, integrated Siemens appliances and ample space for a breakfast table. A door from the porch opens to a dual aspect wing, converted by the vendors from a former dental surgery. This has a dual aspect dining room with wooden floor, a study, accessible ensuite wet room and vaulted triple aspect bedroom.

On the first floor, the dual aspect principal bedroom has stunning views, a fitted wardrobe and a marble-tiled, recently installed en suite shower room with Villeroy and Boch sanitary ware. The landing also provides additional study space. There are two further double bedrooms and a family bathroom, fully tiled and with a bath and steam cabinet/shower cubicle.

The second floor has two further interconnecting bedroom areas plus a living area. The spacious bathroom has a whirlpool bath, feature shower, WC and large integrated basin and washstand. Exceptional views are enjoyed from this floor.













## Outside

The property is approached over a generous gravelled driveway providing parking and turning for numerous cars. The brick quadruple garage benefits from a second floor. Constructed for the vendors in 2013, the timber framed triple garage, and integrated workshop has external stairs leading to a vaulted storage floor above. A pedestrian gate leads from the driveway to a sheltered block paved patio bordered by well stocked flower and shrub beds, ideal for entertaining and al fresco dining. The enclosed level garden to the rear is mainly laid to lawn with mature hedging. A detached 18ft outbuilding provides an opportunity for garden storage, workshop, or possible summer house. A brick-built wood store leads off the rear patio. The garden enjoys outstanding far-reaching views over surrounding farmland and countryside.

## Location

Located immediately west of the River Avon, the popular village of Charlton All Saints enjoys a strong sense of community. The Avon Valley Path connecting

Salisbury to the Dorset coast passes through the village and there is direct access from the property to numerous paths and trails for walking, cycling or riding in open countryside. The Salisbury to Downton Cycle trail passes outside the house offering easy access to the New Forest. Downton provides a wide range of community facilities including churches, a busy village hall, a large leisure centre with indoor tennis courts, a Co-op, library, doctors' surgery, pharmacy, dentist, cafes and pubs. Downton has both a well-respected primary and secondary school. The historic cathedral city of Salisbury lies to the north offering an extensive selection of shops, restaurants, a twice-weekly market, arts venues and recreational facilities. Salisbury's outstanding grammar schools attract families to the area. The X3 bus links Bournemouth to Salisbury city centre and the railway station; there is a convenient bus stop close to the property. Rail services from Salisbury to London Waterloo have a journey time of 90 minutes. Airports can be found at Southampton and Bournemouth.

## Distances

- Downton 2.6 miles
- Salisbury 5.4 miles

## Nearby Stations

- Salisbury 4.8 miles

## Key Locations

- Salisbury (Historic City)
- New Forest National Park

## Nearby Schools

- Downton Primary School
- Burgate School
- South Wilts Grammar School
- Bishop Wordsworth's Grammar School
- Forres Sandle Manor
- Godolphin
- Chafyn Grove
- Salisbury Cathedral School













## Floorplans

Main House internal area 2,668 sq ft (248 sq m)

Garage internal area 953 sq ft (89 sq m)

Outbuilding internal area 322 sq ft (30 sq m)

Total internal area 3,943 sq ft (366 sq m)

For identification purposes only.

## Directions

SP5 4HD

what3words: ///keeps.amicably.bleaching - brings you to the property

## General

Local Authority: Wiltshire Council

Services: Mains electricity and water, private drainage.  
Oil-fired central heating.

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

Full fibre to the property.

Council Tax: Band G

EPC Rating: E

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

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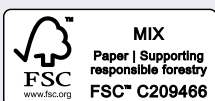


The position & size of doors, windows, appliances and other features are approximate only.

□□□□ Denotes restricted head height

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