

# Hatch House, Upton Lovell Wiltshire



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2,730 sq ft (254 sq m) | Freehold  
3 reception rooms | 4 bedrooms | 2 shower rooms  
Double garage | Outbuilding | Garden | About 1.75 acres

**Guide price £1,250,000**

## A beautiful detached family home with an excellent outbuilding and an aesthetically designed garden

With red brick and tile-hung elevations, Hatch House is a light-filled family home, which has been enhanced to offer a sympathetic blend of traditional features and contemporary styling. A spacious reception hall featuring a distinctive staircase with wood panelling provides access on one side to a drawing room and to the other into a formal dining room, both enjoying the additional illumination and views over the garden offered by large bay windows. Filled with natural light, courtesy of its triple aspect, vaulted ceiling with skylight windows and floor to ceiling windows on the westerly aspect, the kitchen/breakfast and garden room area creates a wonderful hub at the heart of this home. Fitted with modern, Shaker-style cabinetry topped with stone work tops, the kitchen features a Belfast sink and an island unit, which offers a subtle divide within the room. Ancillary space is provided by a utility room and a larder, along with two cloakrooms, completes the ground floor accommodation.

On the first floor, there are four good sized bedrooms, which boast fabulous views over the surrounding countryside and with the principal room having its own en suite facility. There is also a separate family shower room.

The gardens at Hatch House provide an outdoor sanctuary with landscaping taking full advantage of the scenic riverside setting. Features include swathes of lawn, interspersed with mature shrubs and specimen trees, the former workings of the mill on an inlet of water with naturalistic plants, along with a gravel and rockery garden with pretty perennials. There are low level clipped hedges, divisions created by trellising and well-stocked flower beds, with a river bridge offering a charming and unique garden feature.

For those wishing to cultivate, there is an attractive greenhouse and additional outbuildings including an open store and a detached double garage.

## Location

Upton Lovell is a picturesque unspoilt village which occupies a tranquil setting in the heart of the Wylde Valley. Nearby Codford offers local amenities including a convenience store, newsagents and post office, garage and filling station, medical and veterinary surgeries, as well as a primary school. At just 3 miles distant, the village of Boyton has a popular farm shop, with delicatessen, butchers and café. The market town of Warminster provides a broad selection of recreational, cultural and everyday facilities, including independent shops, a Waitrose supermarket, restaurants, a library, a sports centre and an arts theatre. Communications are excellent with the A303/A36 being easily accessible providing routes to London and the West Country, whilst mainline rail services run from Warminster and Salisbury to London Waterloo. Historic Salisbury and Bath are also within easy reach, providing a comprehensive range of amenities and well-regarded schooling in the vicinity includes Bishopstrow College, Warminster School, Leehurst Swan School, Godolphin School and Salisbury Cathedral School.

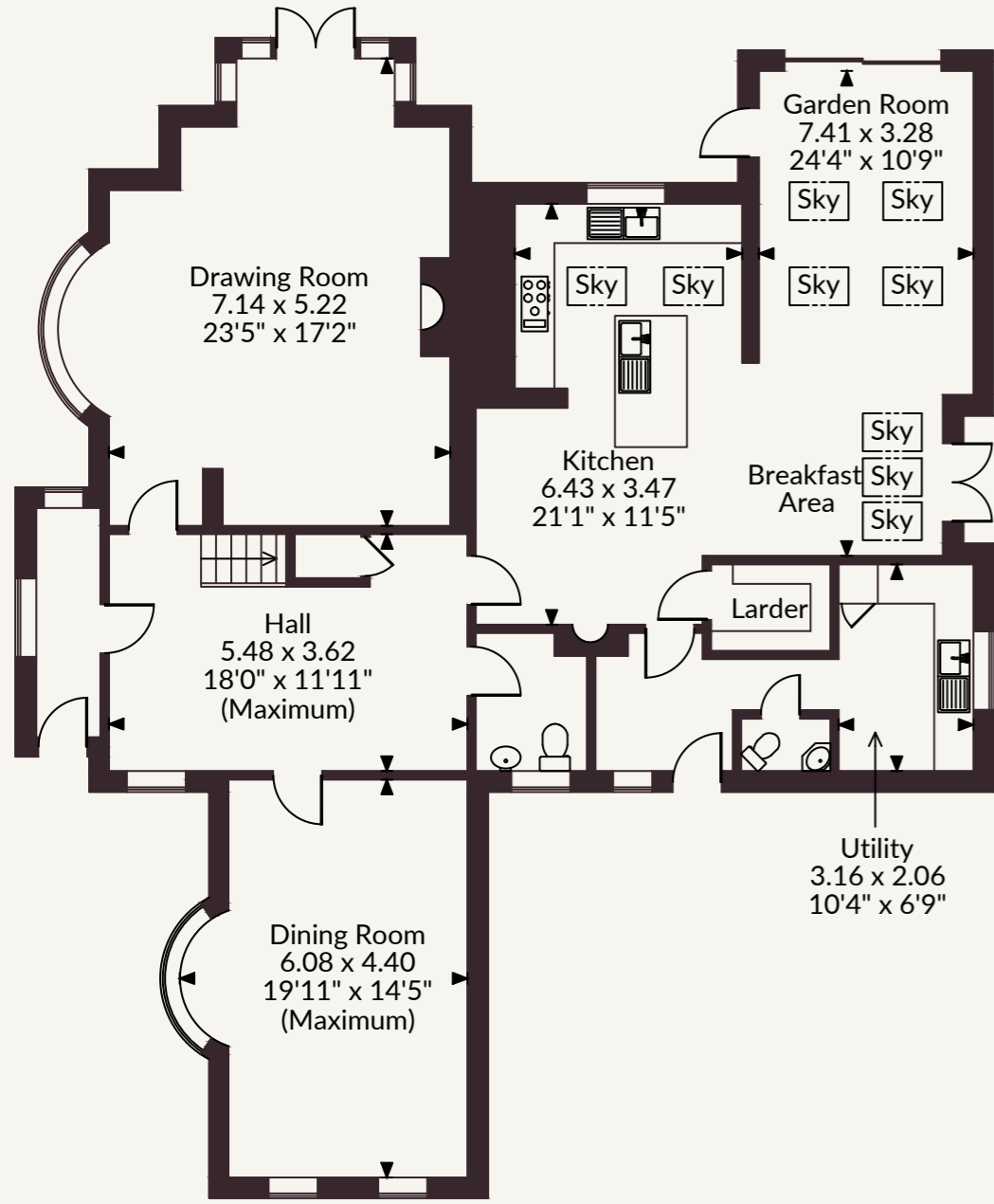
Postcode region: BA12

## General

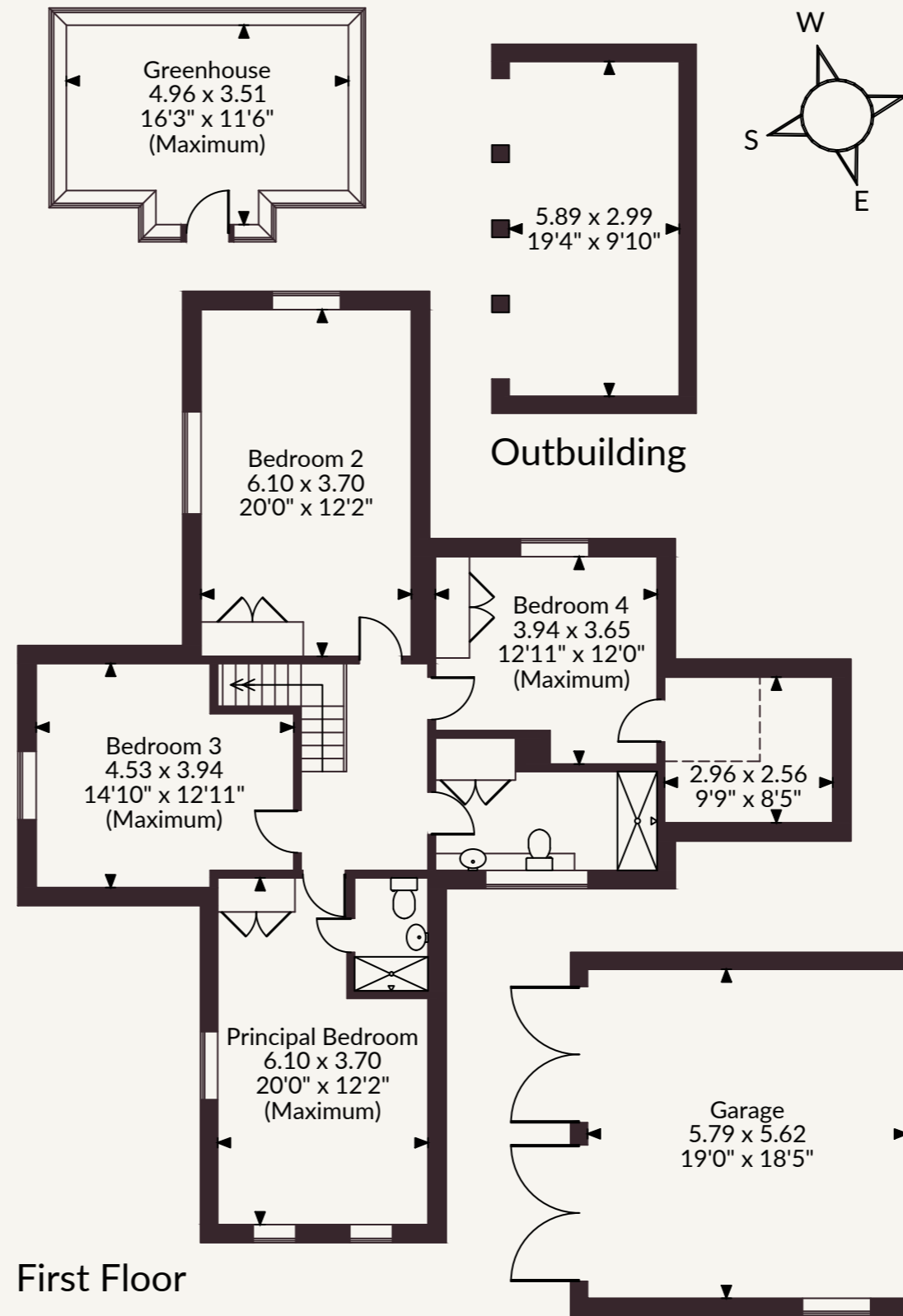
Local Authority: Wiltshire Council  
Services: Mains water and electricity. Oil fired central heating and private drainage system. We understand that the private drainage at this property may not comply with the relevant regulations. Further information is being sought.  
Council Tax: Band G  
EPC Rating: E  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



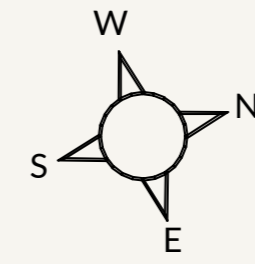
Hatch House, Upton Lovell, Warminster  
 Main House internal area 2,730 sq ft (254 sq m)  
 Garage internal area 350 sq ft (33 sq m)  
 Outbuilding & Greenhouse internal area 357 sq ft (33 sq m)  
 Total internal area 3,437 sq ft (319 sq m)



Ground Floor



First Floor



**Salisbury**  
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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

☐☐☐ Denotes restricted head height

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