



The Dovecot

42 Watergate Lane, Bulford, Salisbury, Wiltshire

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A handsome period home with an annexe, outbuildings, extensive grounds and river frontage.

A delightful period property with outbuildings, extensive grounds and river frontage, set on the edge of the popular Wiltshire village of Bulford. The property comprises a large red brick home with attractive accommodation, a useful annexe, plus stables, a large barn and granary, with paddocks and grazing pastures.



4 RECEPTION ROOMS



7 BEDROOMS



5 BATHROOMS



BARNs



6.6 ACRES



FREEHOLD



VILLAGE



4,279 SQ FT



**GUIDE PRICE
£1,500,000**



The property

With a history believed to date back to 1776, The Dovecot is a substantial period property, combining a wealth of impressive original details with understated modern styling and fittings, making for a thoroughly attractive and flexible home. It features red brick elevations and sections from different eras, forming one large residence set in a courtyard configuration and including a self-contained annexe, connected to the main six-bedroom family home.

There are three principal reception rooms in the west wing of the property, including the generous sitting room with exposed stone walls, a large arched window, logburner and exposed timber beams, as well as the timber-construction staircase leading to the first floor. There is also a formal dining room with brick flooring and a large sliding door connecting to the 27ft kitchen, which has contemporary fitted units in a central island, a range cooker and south-facing bi-fold doors opening to the gardens. Additional comfortable living space is found in the family room. This is converted from a period dovecot with its heavy timber

beams overhead and exposed stone and brick walls.

The north side of the home has four ground-floor bedrooms and a useful study for private home working. Two of the bedrooms are en suite, while the other two have access to a shared shower room.

The first floor of the main home provides a further two double bedrooms, as well as a family bathroom with a bathtub and a separate shower unit. Ancillary space and a store room complete this area.

In the east wing of the house there is further useful accommodation, including a utility room with space for storage and home appliances, and a 24ft gym overlooking the central courtyard, which could be used as a further reception space if required. Beyond the gym, the annexe provides a kitchen area and a generous double bedroom, as well as a shower room, all with its own private entrance area which can also be used for seating, or for a breakfast table.







Outside

The property is set in extensive grounds with several outbuildings, including the Grade II listed granary which has been used as office space and additional storage. A stable block and barn, provide substantial and versatile storage space or covered parking. There is also a separate workshop.

The driveway leads through the grounds to a parking area at the side of the house. There are splendid grounds surrounding the property, including rolling lawns leading to the river, with the central courtyard providing patio seating areas and a heated, above-ground, outdoor swimming pool, all of which benefit from a sunny south-facing aspect.

Beyond the gardens there are fenced paddocks for livestock or horses, as well as woodland backing onto the River Avon and an established, spring fed pond.

Location

Situated within Bulford, a popular village on Salisbury Plain, The Dovecot enjoys a rural setting surrounded

by open countryside and extensive walking, cycling, and riding routes. Everyday amenities are available in the village and nearby Amesbury, including supermarkets, shops, cafés, pubs, a sports and community centre, and both primary and secondary schooling, while the historic cathedral city of Salisbury provides more comprehensive shopping, cultural, leisure, and educational facilities.

The wider area is renowned for its sporting and recreational opportunities, with racing at Salisbury, Wincanton, and Newbury, numerous golf courses nearby, and watersports along the south coast.

Excellent transport connections include the A303 for access to the M3 and motorway network, and mainline rail services to London Waterloo from Salisbury, Grateley and Andover.

Airports are available in Bournemouth, Bristol, Heathrow and Southampton.



Distances

- Amesbury 2.3 miles
- Netheravon 4.6 mile
- Salisbury 9.6 miles
- Pewsey 13 miles
- Andover 13.4 miles
- Marlborough 20.6 miles

Nearby Stations

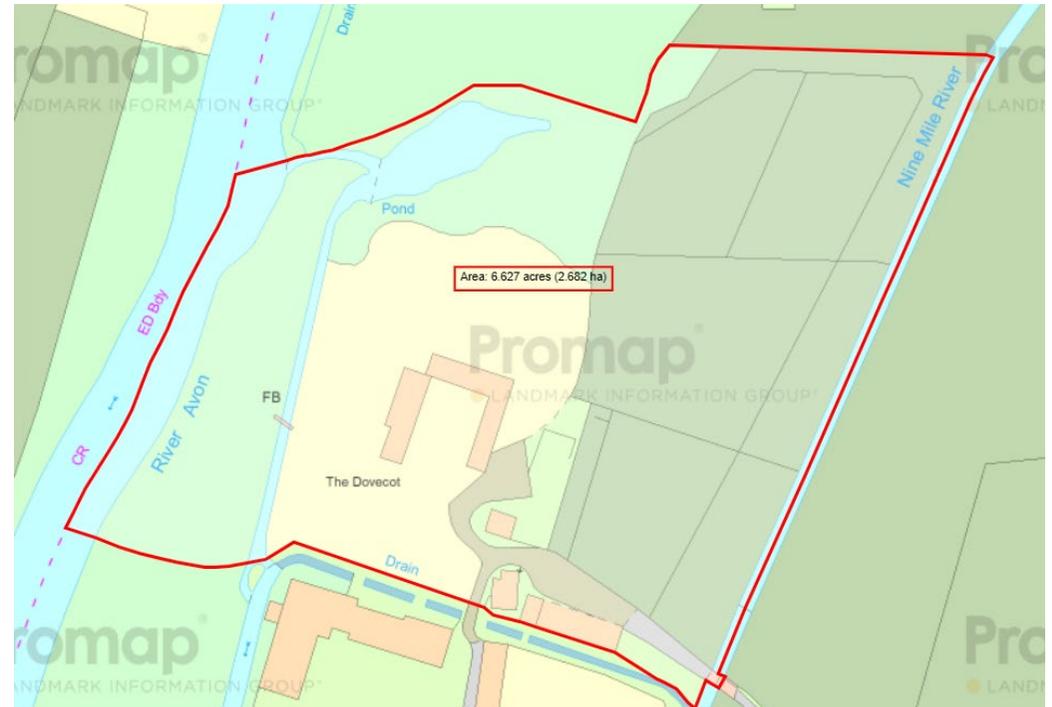
- Salisbury
- Grateley
- Andover

Key Locations

- Salisbury Plain
- Stonehenge
- Boscombe Down Aviation Collection
- Wilton House
- Cholderton Rare Breeds Farm
- Avebury

Nearby Schools

- St Francis School
- Godolphin School
- Chafyn Grove School
- Leehurst Swan School
- St Mary's Calne
- Dauntsey's School
- Marlborough College
- Kiwi Primary School
- Avondale Prep School
- Bulford St Leonard's School









Floorplans

Main House internal area 4,279 sq ft (397 sq m)
 Annexe internal area 771 sq ft (72 sq m)
 Outbuildings internal area 3,148 sq ft (293 sq m)
 Barn 1 Building internal area 675 sq ft (63 sq m)
 Total internal area 8,873 sq ft (824 sq m)
 For identification purposes only.

Directions

SP4 9DY

what3words: ///sharpened.palettes.length - brings you to the driveway

General

Local Authority: Wiltshire Council

Services: Mains electricity and drainage. Private water, LPG gas. Solar panels.

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

Council Tax: House Band G. Annexe band A

EPC Rating: F

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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