



THE OLD SCHOOL,
FITTLETON

Carter Jonas

THE OLD SCHOOL, FITTLETON, SP4 9QA

**A BEAUTIFUL FAMILY HOME OFFERING SUBSTANTIAL LIVING ACCOMMODATION,
WITH LOVELY PERIOD FEATURES.**

AMENITIES

- Period Home
- Vaulted Ceilings
- Large Garden
- Ample Parking
- Five Bedrooms
- Downstairs Shower Room
- Outbuilding with Potential
- Village Location

SITUATION

Fittleton is a small village surrounded by the most beautiful countryside, situated on the east bank of the River Avon with fabulous walks right on the doorstep and is around half a mile from the larger village of Netheravon. Netheravon has several local amenities including a village shop and Post Office, a church and primary school. More extensive amenities can be found in the nearby market towns of Marlborough and Devizes, with Salisbury also offering shopping, theatre, cinema and an historic cathedral. The A303 is about 5 miles to the south linking to the M3 and the South West. Mainline stations can be found in Grateley and Salisbury (London Waterloo) and Pewsey (London Paddington). There are excellent local schools in the area including Marlborough College, Dauntsey's, Godolphin, St. Francis Prep, Chaffyn Grove, Leadon Hall and Farleigh. The Neolithic English Heritage site of Stonehenge is about 7 miles away, with plenty of walking, cycling, fishing and golfing available.

DESCRIPTION

The Old School is a substantial family home offering over 3000 square feet of accommodation and is flooded with lots of natural light due to the rooms all being dual aspect. There are many lovely period features including the large dual aspect central fireplace, exposed brickwork, exposed beams and vaulted ceilings.

Upon entering the property, you are welcomed by the large dining room with vaulted ceiling and views across the rear garden. There are two further receptions rooms, one of which is currently utilised as a playroom, but would also make for an excellent family room. The kitchen with a wide range of units and breakfast island, has an AGA and separate utility area and access to the cloakroom. A downstairs shower room and boot room complete the downstairs accommodation.

The main bedroom is accessed via its own staircase and benefits from an ensuite. This makes it the perfect place for peace and quiet or a bedroom for guests to use when they come and stay.



There are four further good-sized bedrooms, which are accessed via the other staircase. Each of these bedrooms are served by the well-appointed family bathroom.

OUTSIDE

The house is approached via a wrought iron gate and opens out to ample hardstanding for several vehicles. The rear garden is mainly laid to lawn and is fully enclosed by mature hedge and tree borders. A paved patio provides the perfect place for family BBQ's or for sitting out and enjoying the afternoon sunshine. The garden is completely level and therefore perfect for children to run around and enjoy. The detached barn and store are currently used for storage, however, with the necessary permissions, could be converted into either a home office or a self-contained annexe.

GUIDE PRICE: £975,000 (Subject to Contract)

VIEWING ARRANGEMENTS: By appointment with the Marlborough Office



Classification L2 - Business Data

The Old School, Fittleton, Salisbury, SP4

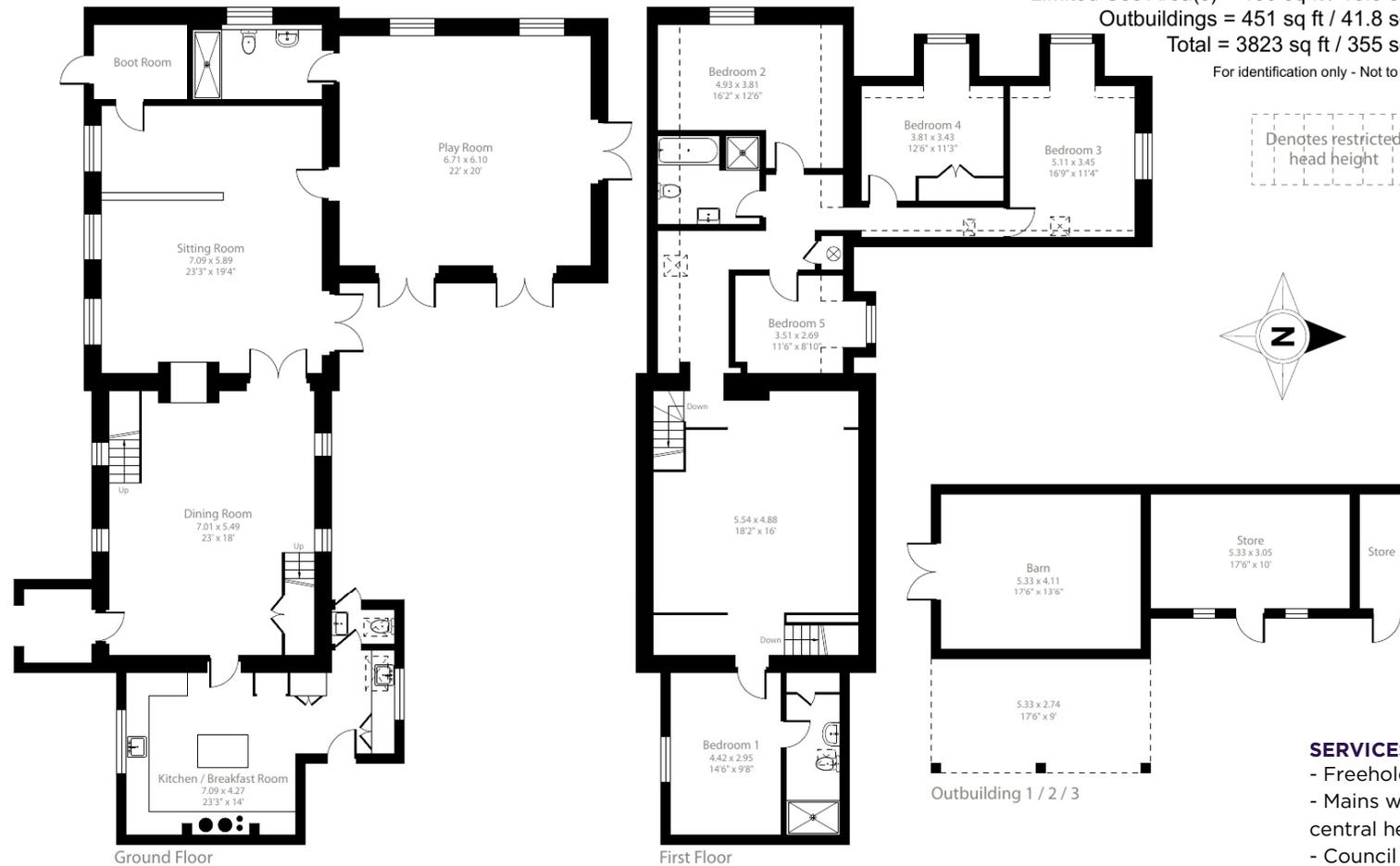
Approximate Area = 3222 sq ft / 299.3 sq m

Limited Use Area(s) = 150 sq ft / 13.9 sq m

Outbuildings = 451 sq ft / 41.8 sq m

Total = 3823 sq ft / 355 sq m

For identification only - Not to scale



Denotes restricted head height



SERVICES AND MATERIAL INFORMATION

- Freehold
- Mains water, mains drainage. Oil fired central heating.
- Council tax band: E -
- Energy efficiency rating: E
- Broadband and mobile coverage. Please refer to Ofcom website



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Carter Jonas. REF: 1180810

Marlborough 01672 514 916
93 High Street, Marlborough, SN8 1HD

carterjonas.co.uk
Offices throughout the UK

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