



COOPERS FARM

Winterslow, Salisbury, SP5 1QP

Carter Jonas

COOPERS FARM, WINTERSLOW, SALISBURY, SP5 1QP

4 bedroom character farmhouse • Beautifully refurbished by the current owners • Drawing room • Kitchen / breakfast room • Orangery • Laundry room and boot room • Study • Gym / office with wine cellar • 5 bay car barn • Party barn • Stable block • 8 acres of gardens and grounds • Stunning and far reaching views towards Bentley Woods

DESCRIPTION

The property is approached via an impressive tree lined drive that culminates in a gravelled carriage driveway providing access to the main house and all outbuildings. The house itself is a handsome red brick former farmhouse, with many period features. The property has been recently subject to a full programme of restoration, extension and refurbishment, and now presents an exciting opportunity to acquire a stunning family home which is perfectly set up for family life and entertaining.

Ground floor accommodation is made up of an impressive entrance hall which leads to the recently refitted kitchen / dining room. The dining area has a large bay window with glorious views to the front, and the kitchen area boasts a newly installed Neptune kitchen, with a range of fitted appliances, central island unit with space for a range cooker. Adjacent to the kitchen is a rear lobby area, with laundry room, boot room and access to a rear courtyard. The elegant double aspect drawing room also has a bay window to the front, and a feature fireplace housing a log burner. Double doors lead from the drawing room to a delightful orangery which is ideally situated to take full advantage of both the morning and afternoon sun. To the rear of the ground floor is a study / library and downstairs w/c. To the first floor there are 4 bedrooms, all with fitted wardrobes. The principal bedroom and one other have en suite shower rooms, and there is a further family bathroom (fitted with Neptune sink unit and bath surround).

AN IMPRESSIVE PERIOD FARMHOUSE SET IN 8 ACRES WITH SPECTACULAR VIEWS





OUTSIDE

Externally, the gardens and grounds are a real feature of the property. The majority of the 8 acre plot is made up of a mix of lawns and wild flower meadows, with a more formal area to the front of the main house with ornamental pond and parterre garden.

There is an excellent range of outbuildings, including a recently erected car barn with space for 5 cars, detached party barn with studio, kitchen, sitting room and bathroom, a detached gym / office with subterranean wine cellar and a 4 bay stable block.

LOCATION

The property is located on the edge of the village and enjoys a secluded and rural position with access to many walks and bridleways across surrounding countryside directly from the property. The nearby village of Middle Winterslow offers a shop, post office, church, village hall, local pub and doctors surgery.

Grateley train station is about 7 miles away, with trains to London Waterloo taking approximately 1 hour 14 minutes. The A30 and A303 provide excellent access to London and to the south west.

There is an excellent range of local schools, including Winterslow C of E primary school, Salisbury Cathedral School, Farleigh, Dauntseys, Chafyn Grove, Godolphin and South Wilts Grammar School.

ADDITIONAL INFORMATION

Tenure: Freehold.

Services: Mains water, mains electricity and mains drainage. Oil central heating. Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Local Authority: Wiltshire Council. Council Tax Band: G.

Agent's Note: N.B There is a public footpath to the rear of the property.

Viewing: Strictly by appointment through the agent, Carter Jonas, 01962 842742.

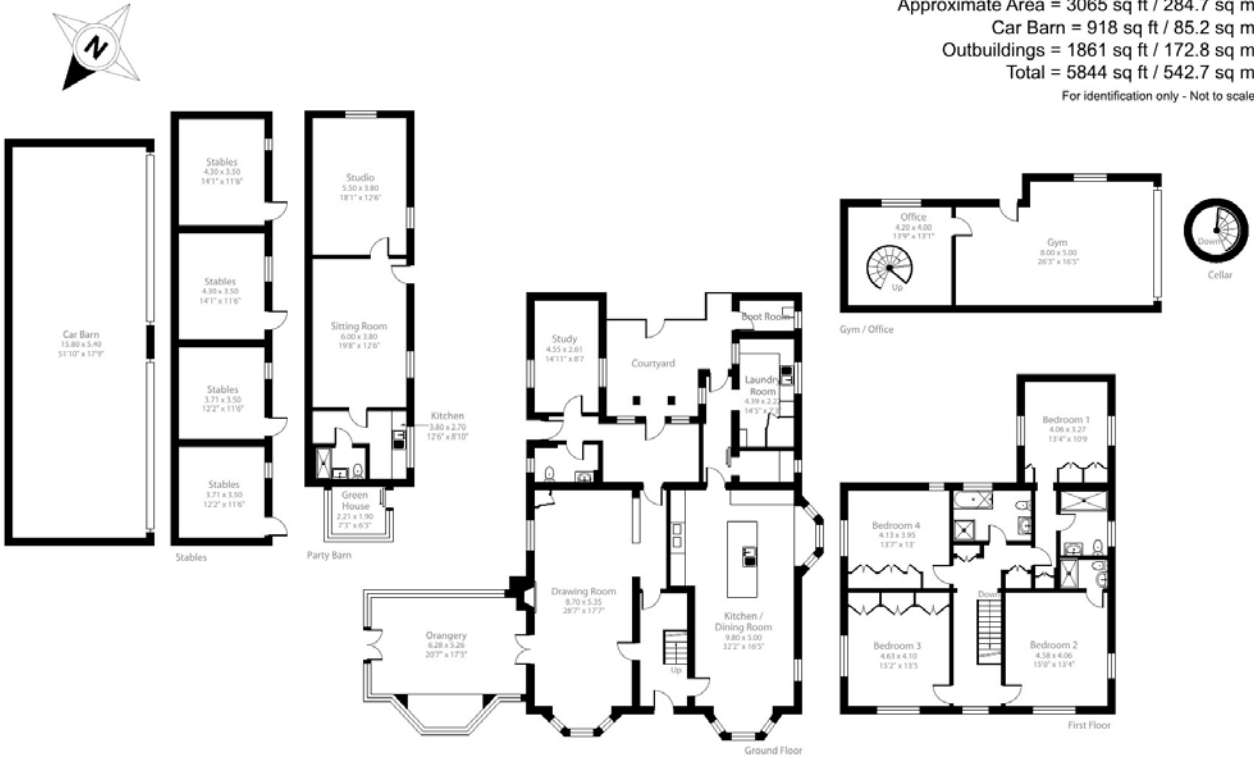






Coopers Farm, Winterslow, Salisbury, SP5

Approximate Area = 3065 sq ft / 284.7 sq m
Car Barn = 918 sq ft / 85.2 sq m
Outbuildings = 1861 sq ft / 172.8 sq m
Total = 5844 sq ft / 542.7 sq m
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		67
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winchester 01962 842742
winchester@carterjonas.co.uk
9a Jewry Street, Winchester, SO23 8RZ

carterjonas.co.uk
Offices throughout the UK

Exclusive UK affiliate of
CHRISTIE'S
INTERNATIONAL REAL ESTATE

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.