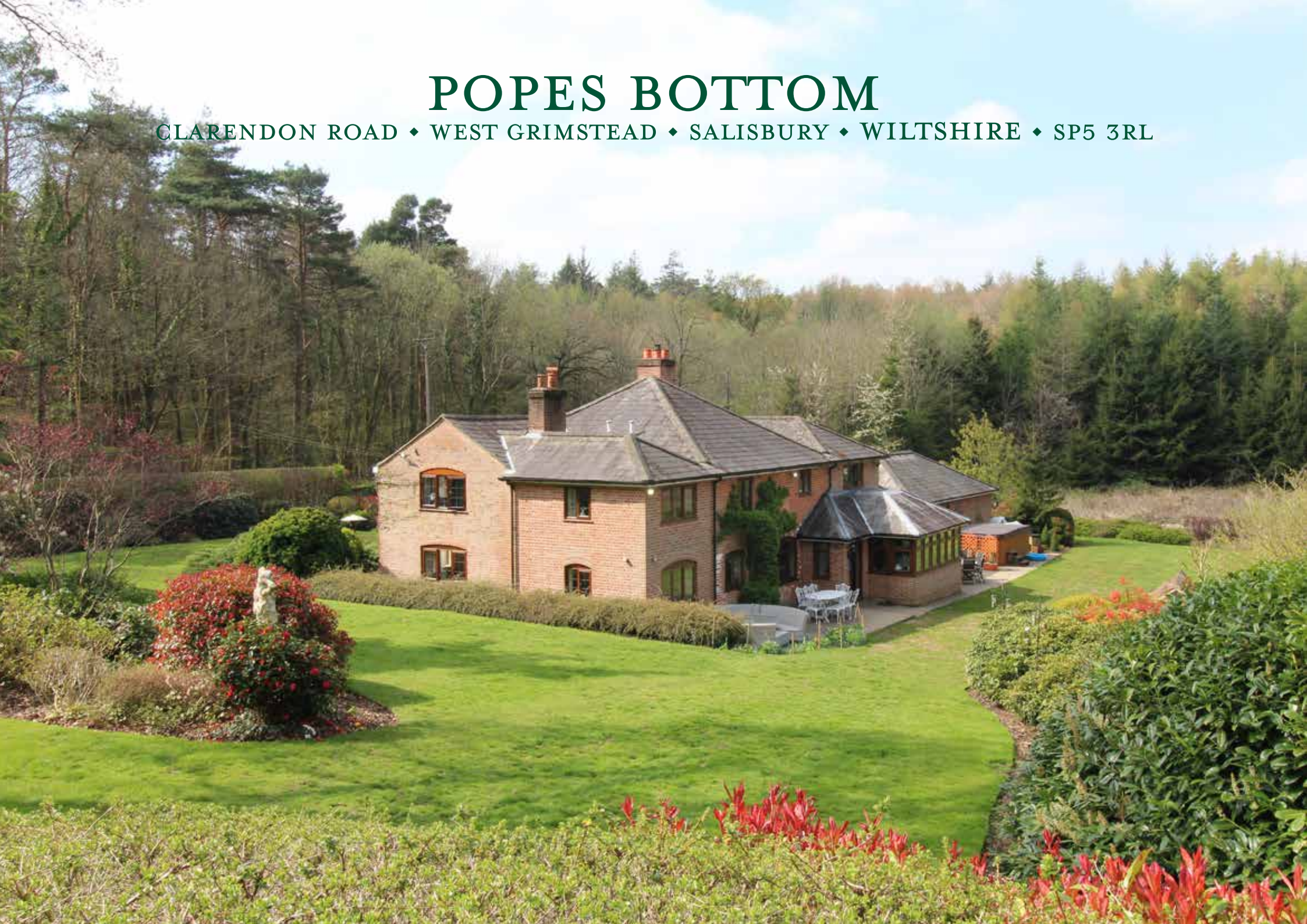


POPES BOTTOM

CLARENDON ROAD ♦ WEST GRIMSTEAD ♦ SALISBURY ♦ WILTSHIRE ♦ SP5 3RL



POPES BOTTOM

A substantial and attractive Grade II Listed family house with well-presented accommodation and additional cottage set within beautiful gardens bordering the Clarendon Estate on the edge of the popular village of West Grimstead.

POPES BOTTOM, CLARENDON ROAD, WEST GRIMSTEAD, SALISBURY, WILTSHIRE, SP5 3RL

Main House

Reception Hall ♦ Drawing Room ♦ Living Room ♦ Sitting Room ♦
Kitchen/Breakfast Room ♦ Study ♦ Utility Room ♦ WC x2

First Floor

Master Bedroom with En Suite Bath/Shower Room ♦ Five Further Bedrooms (Four Doubles) ♦ Family Bathroom

Cottage

Hall ♦ Living Room ♦ Dining Area ♦ Kitchen/Breakfast Room ♦ Master Bedroom with En Suite Bathroom ♦
Further Double Bedroom ♦ Shower Room

Gardens and Grounds

Triple Garage ♦ Outbuilding/Gym ♦ Ample Parking ♦ Attractive Landscaped Gardens Approaching One Acre

Salisbury 4 miles (London Waterloo 90 minutes) ♦ Southampton 20 miles ♦
Winchester 27 miles ♦ A303 (Andover) 16 miles

Savills Salisbury
Rolfes House 60 Milford Street,
Salisbury, Wiltshire, SP1 2BP
salisbury@savills.com
01722 426820

[savills.co.uk](https://www.savills.co.uk)

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DESCRIPTION

Popes Bottom is an exceptional Grade II Listed period house built of local brick under a Welsh slate roof. Formerly three cottages, the property is believed to date back to the mid-18th Century with more recent additions.

The property's entrance hall leads directly into the drawing room which runs the full depth of the property; there are double aspect windows, a striking brick fireplace with large wood-burning stove and log store, oak flooring and beamed ceilings; beyond the drawing room is a living room with large inglenook fireplace, an ideal winter reception room and there is a further generous sitting room which is currently used as a television and music room. The kitchen/breakfast room is well-appointed and contemporary in design whilst being in-keeping with the character of the property. There is a range of solid wooden units with polished granite work surfaces designed around a four-oven AGA; the room opens into a lovely and light dining area. Completing the ground floor accommodation is a useful office/study with built-in bookcase and cabinets either side of

a brick fireplace complete with wood-burning stove; there is also a utility room and two cloakrooms.

On the first floor there is a master bedroom with two built-in cupboards and an en suite bathroom with a separate shower. The property has five further bedrooms of which four are comfortable doubles and there is a centrally located and large bathroom again with additional shower cubicle.

COTTAGE

Linked to the main house is an attractive single-storey cottage; the hall leads into a well-equipped kitchen/breakfast room with a range of modern units, granite work-surfaces and Rayburn. There is a generous living room which opens into a dining area with oak floor and vaulted ceiling with skylights. There is a master bedroom with an en suite shower room, a further double bedroom and a shower room. There is plenty of parking for the cottage and also a private, walled, south-facing area of garden with raised beds.

GARDENS

The property is approached through solid electric gates with a gravelled drive leading to a large parking and turning area and to the property's three-bay garage, one of which is currently used as a workshop. Attached and interconnected to the workshop is a useful outbuilding that is currently used as a gym.

The gardens surrounding Popes Bottom are extremely well-maintained and mature. There are extensive areas of lawn on all sides of the property surrounded by established flower and shrub borders and trees. There are numerous terraces throughout the gardens providing a variety of differing vistas from which to enjoy the garden whilst entertaining or simply enjoying the peaceful environment and surroundings.



SITUATION

Popes Bottom is situated to the north west of the main village of West Grimstead bordering ancient woodland owned by the Clarendon Estate; the nearby village of Alderbury has a post office, shop, primary school and tennis courts.

West Grimstead is approximately 4 miles south east of the Cathedral City of Salisbury which benefits from an excellent range of shopping and leisure facilities. Salisbury station offers a direct train service to London Waterloo in 85 minutes, alternatively trains travel to London Waterloo from Grateley (13 miles) taking from 80 minutes.

The A303 provides access to the south west and London via the M3. Salisbury is positioned approximately 23 miles from Southampton; Southampton International Airport is approximately 20 miles to the south east and London Heathrow is approximately 70 miles to the east.

There are diverse leisure activities, readily accessible are large, unspoiled areas of countryside, ideal for walking and riding. There is racing at Salisbury and Wincanton and golf at Salisbury, Highpost and Rushmore Park. The property is close to the New Forest National Park with all its sporting and recreational facilities. Excellent chalk stream fishing is available on the nearby chalk stream's namely the River Avon, Test and Itchen. The south coast is also within reach.

Excellent local schools include Salisbury Cathedral School, Leehurst Swan, Chafyn Grove, Godolphin School and Preparatory School, and Bishop Wordsworth and South Wilts Grammar Schools.





DIRECTIONS

From Salisbury leave on the Southampton Road/A36. Turn right signposted to Alderbury and follow this road into the village. At the first crossroads, turn left onto Clarendon Road and proceed out of the village and over the A36; follow this road in to the countryside, turn sharp right and on to a tree lined avenue. Popes Bottom will be found in the dip on the left hand side.

TENURE

The property is for sale Freehold with vacant possession upon completion.

PLANNING

The property is Grade II Listed.

LOCAL AUTHORITY

Wiltshire Council.

COUNCIL TAX

Band G.

SERVICES

Mains electricity. Private water supply and drainage. Oil fired central heating.

VIEWING

Strictly by appointment with Savills.

FIXTURES AND FITTINGS

Those items mentioned in the particulars are included in the sale. All other items such as carpets, curtains, light fittings and garden statuary are excluded from the sale, although some items may be available by separate negotiation.



FLOOR PLANS

Approximate IPMS2 Floor Area = 314.7 sq m / 3387 sq ft

Garage / Workshop / Gym = 60.7 sq m / 653 sq ft

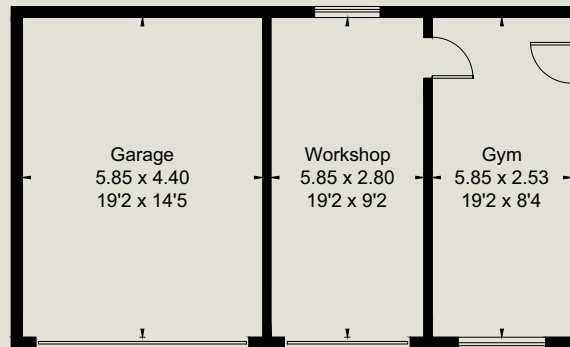
Annexe = 92.2 sq m / 992 sq ft

Limited Use Area = 1.2 sq m / 13 sq ft

Total = 468.8 sq m / 5045 sq ft

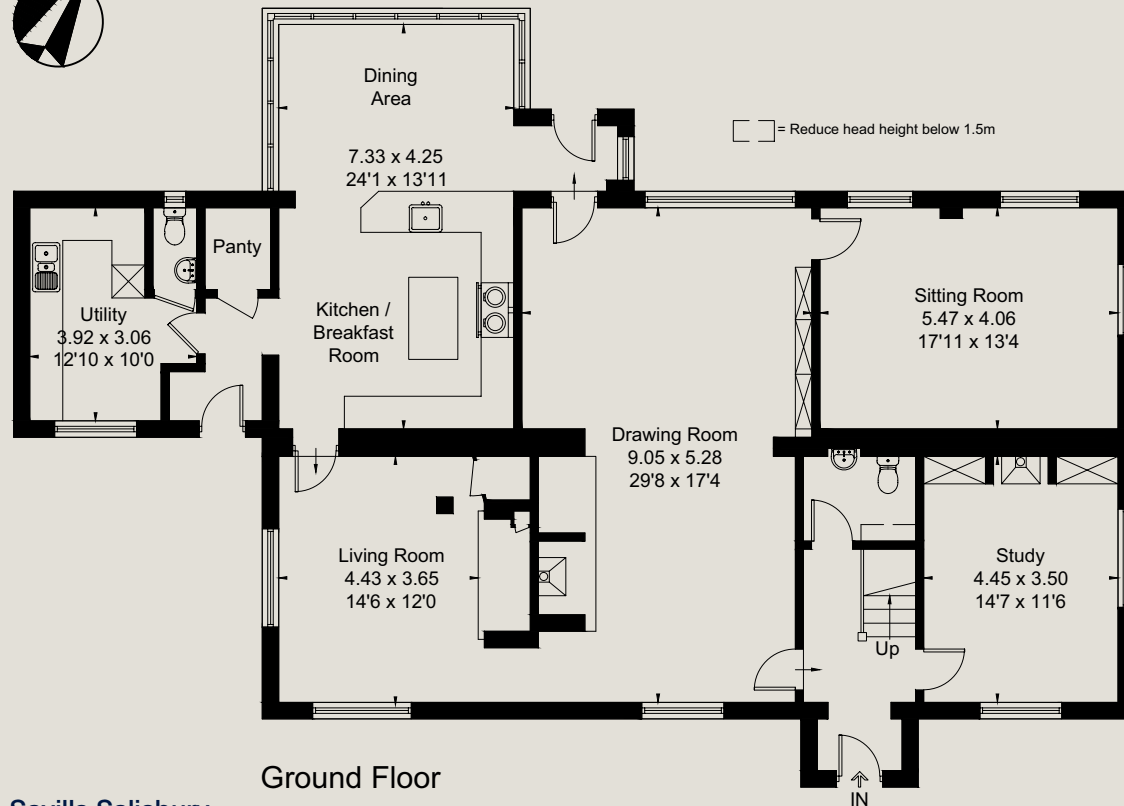
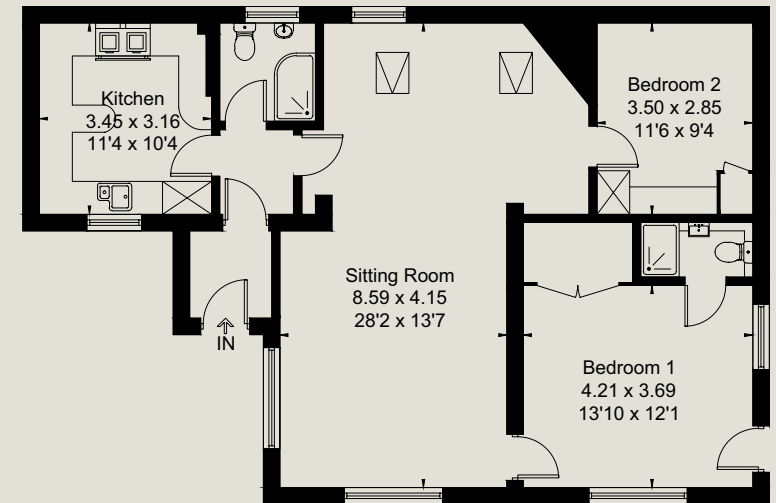
Outbuildings

(Not Shown In Actual Location / Orientation)

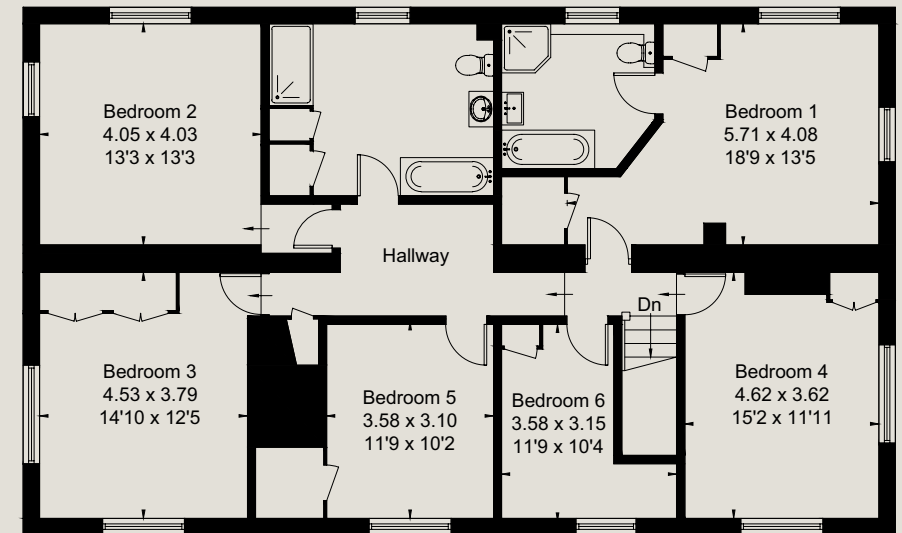


Annexe

(Not Shown In Actual Location / Orientation)



Ground Floor



First Floor

Savills Salisbury

Rolfes House 60 Milford Street,
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salisbury@savills.com

01722 426820

savills.co.uk

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