



A beautifully presented Grade II listed home

Wyndham Farm, Wyndham Lane, Allington, Salisbury, Wiltshire, SP4 0BY

Freehold



Porch • Hall • Living Room • Dining Room • Family Room
 • Study • Kitchen/Breakfast Room • Utility Room • Boot
 Room • Cloakroom • Master bedroom • Four Further
 Bedrooms • Family Bathroom • Two Shower Rooms
 • Double Carport with Office • Ample Parking
 • Outbuilding/Workshop • Gardens

Description

Wyndham Farmhouse is a delightful Grade II listed farmhouse constructed of brick and flint under a red tiled roof. The farmhouse is brimming with character and charm showcasing numerous period features including three chamfered beams.

The accommodation flows extremely well, perfect for modern family living. The principal rooms are all well-proportioned with high ceilings and sash windows with working shutters.

The heart of the home is the large kitchen/family room which has a good range of fitted cupboards with solid wood work surfaces; a large inglenook houses a range-style cooker with integrated extractor. There is underfloor heating in the kitchen area which is also triple aspect with views over the garden. The family room has two fitted cupboards and wooden floors.

The living room offers peace and privacy as well as a dual aspect with a very pretty bay window with window seats; furthermore there is an open fire with cupboards and book shelves either side. The dining room has a large sealed fire place and the study is to the rear of the house and overlooks the gardens.

There is also a large utility, a storage room, boot room, larder, and cloakroom.

On the first floor are three double bedrooms, the master having fitted wardrobes and seated bay window; there is a family bathroom and additional shower room. On the second floor are two further bedrooms with exposed beams and a tiled wet room.

Outside

There is a two bay car port with gravel parking area to the side of the house, above the car port is a useful home office which overlooks the rear gardens. To the rear of the house are pretty gardens, mostly laid to lawn with flower beds and numerous mature trees. Adjacent to the house is a large terrace with a pergola which is covered with climbing roses. A second terrace with pergola is found at the end of the garden. There is also a substantial shed with electricity and at the back of the carport is a wood store.





Situation

Wyndham Farm is situated in a peaceful setting within the village of Allington which is surrounded by delightful countryside providing superb walking. There is a pub in the village and a further popular pub in the nearby village of Newton Tony a mile away. The next village of Porton also has a post office, general store and doctor's surgery. The cathedral city of Salisbury offers an excellent range of shopping facilities, recreational and cultural attractions.

Communications are particularly good with the A303 2.7 miles to the north, and Grateley railway station 5 miles to the east giving a direct service to London Waterloo (80 minutes).

The area is particularly noted for its outstanding range of schools. There are many well regarded primary schools in the surrounding villages. Private schools in the locality include Chafyn Grove, Leehurst Swan, Salisbury Cathedral School, Godolphin and Farleigh. There are also two grammar schools in Salisbury; Bishop Wordsworth's for boys and South Wilts for Girls.

Directions

From the A303 take the exit for the A338 heading south and passing through the village of Cholderton. On entering Allington take a left hand turning into Wyndham Lane and Wyndham Farmhouse is the last property on the right 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 F

Services

Mains gas, water, electricity and drainage are connected to the property.

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 will be available by separate negotiation.



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Approximate Area 264.7 sq m / 2849 sq ft

Outbuilding 23.4 sq m / 252 sq ft (Excluding Shed / Carport)

Total 288.1 sq m / 3101 sq ft

Including Limited Use Area (27.2 sq m / 293 sq ft)



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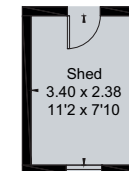
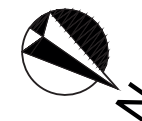
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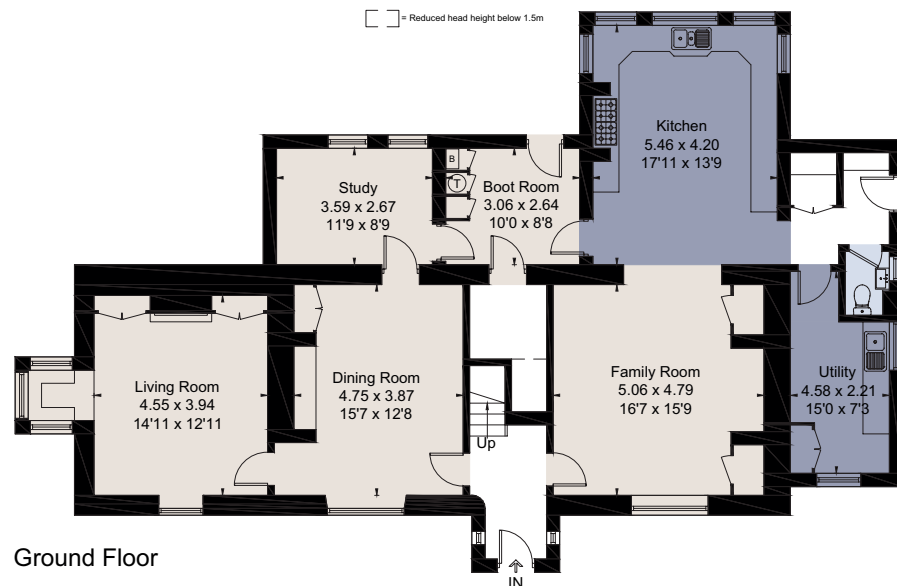
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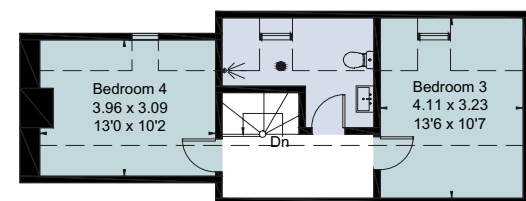


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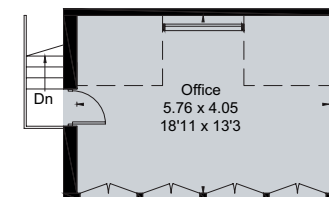
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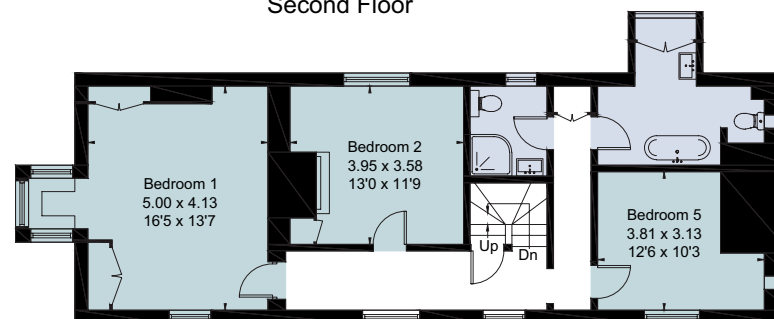
Ground Floor



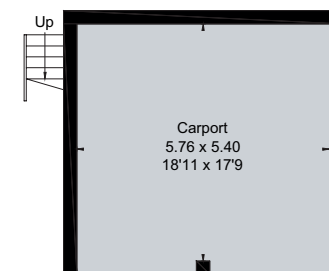
Second Floor



Outbuilding - First Floor



First Floor



Outbuilding - Ground Floor

(Not Shown In Actual Location / Orientation)

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