



# An immaculately presented family house

**The White House, Upton Lovell, Warminster, Wiltshire, BA12 0JW**

Freehold



Entrance Hall • Drawing Room • Sitting Room • Dining Room • Conservatory • Study • Kitchen • Utility • Cloakroom • Rear Lobby/Boot Room • Principal Bedroom Suite with two Dressing Rooms and en suite Shower Room • Three further double Bedrooms, two with en suite Bathrooms • Family Shower Room • Separate WC • Gardener's WC/Boot Room • Hard Tennis Court • Greenhouse • Garden Room/Shed • Double Garage • Single Garage • Log Store • Stables • 2.35 acres

### Description

The White House is a spacious property with eminently flexible accommodation and the potential to create an annexe from one wing. It offers the highly sought-after combination of tennis court, stables and paddock. The house is south-facing and benefits from light and bright rooms throughout.

The entrance hall, with wooden floorboards, offers access to the dual-aspect drawing room, with fireplace, French doors onto a south-facing terrace and also a large bay window overlooking a raised west-facing terrace and the Wylde valley beyond. A sitting room, with wooden floorboards and a fireplace, has French doors onto the terrace. The adjacent dining room, again with wooden floorboards, has a walk-in larder and French doors opening into a south-facing conservatory, with doors onto the terrace. The practical kitchen benefits from an oil-fired AGA and integrated appliances, including a Neff oven and hob, a dishwasher and a fridge. A large utility room/laundry has further units, a Belfast sink, plumbing for a washing machine and tumble dryer, a water softener and a door to the back garden/

access to the gardener's WC and boot room. There is also a door through to the integral single garage, with electric roller-shutter door and access to the rear lobby. Completing the ground floor is a study with a fireplace and also a cloakroom.

Upstairs, the dual-aspect principal bedroom is accessed via one of its dressing rooms. Its has far-reaching views over the gardens, paddock and countryside beyond. This principal suite also has a second dressing room and an en suite shower room. There are three further double bedrooms, two with en suite bathrooms, in addition to a family shower room and separate WC. One of the bedroom suites has its own staircase down to a door to the driveway, hence the option of creating an annexe, possibly incorporating part of the large utility room below it.

### Outside

The house is approached down a quiet no-through lane, onto a driveway with parking for numerous cars. In addition to the integral single garage, there is an attractive timber-framed double garage.

The owners have created a delightful garden, with an abundance of shrubs and





mature trees. There is an extensive vegetable and fruit garden, which includes asparagus beds, a greenhouse, a garden shed and wood store. Both the paddock and the garden benefit from fruit trees and a pretty mill stream, with marsh marigolds growing at the water's edge, runs along the southern boundary of the paddock.

The hard tennis court is approximately 20 years old and was re-surfaced in 2014.

The property has a large stable yard, with direct access to both the lane and into its paddock. The timber stable block incorporates three loose boxes, a tack room and a store room and opens on to hard-standing.

#### **Situation and Amenities**

The village of Upton Lovell has a popular pub, a village hall and a church and nearby Codford benefits from a primary school, doctors surgery, petrol station with shop and a theatre.

The market town of Warminster is under 6 miles away and offers further amenities, including supermarkets and schools. Trains are from Warminster to London Waterloo (fastest journey time 1hr 56 mins) and from Westbury to Paddington (1hr 26 mins).

The beautiful Cathedral city of Salisbury, about 16 miles south east of Upton Lovell, offers a wide selection of shops, restaurants, arts and recreational facilities. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes.

The A303 provides access to the south west and London via the M3.

There is a wide selection of both state and private schools in the area, including Warminster, Dauntseys, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

#### **Directions - BA12 OJW**

From Salisbury, take the A36 towards Warminster. After approximately 14 miles, you will pass signs to the village of Codford. Stay on the A36 for another mile and you will reach a set of traffic-lights. At these lights turn left down the hill into Upton Lovell. Keep left as the road bends to the left and follow the road alongside the wall to The Manor. Just after Manor House and Manor Cottage, turn right on a left-hand bend. This lane will take you down to The White House.

**Tenure:** Freehold

**Local Authority:** Wiltshire Council - 0300 456 0100

**Outgoings:** The property is subject to Council Tax Band G

**Fixtures and Fittings:** Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.

**Services:** Mains water and electricity. Oil fired central heating. Private Drainage.

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**Approximate Area** 295.0 sq m / 3175 sq ft

**Garage** 12.9 sq m / 139 sq ft

**Outbuildings** 63.7 sq m / 686 sq ft (Excluding Open Garage / Shed)

**Total** 371.6 sq m / 4000 sq ft

**Including Limited Use Area** (2.6 sq m / 28 sq ft)

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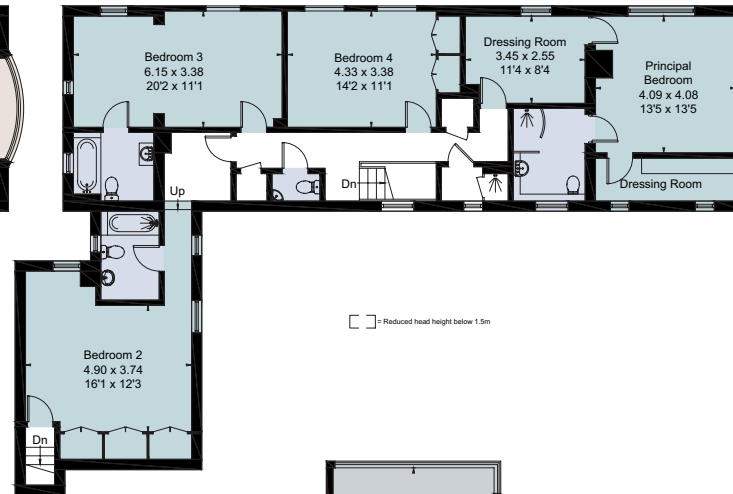
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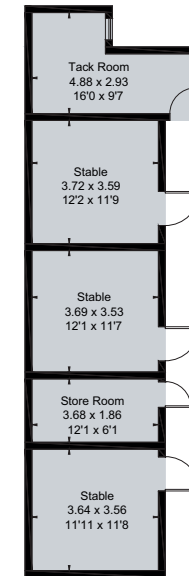
Ground Floor

(Not Shown In Actual Location / Orientation)



First Floor

(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	F		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		58	70
		EU Directive 2002/91/EC	

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