



A spacious family home with outstanding views

Auvinya Lodge, Swallowcliffe, Salisbury, Wiltshire, SP3 5PW

Freehold



Hall • Drawing Room • Sitting Room • Conservatory
• Dining Room • Study • Kitchen/Breakfast Room
• Cloakroom • Principal Bedroom with en suite Bathroom
• Four further Bedrooms • Family Bathroom • Double
Garage

Description

Built in 1994 of local Chilmark stone with a clay tiled roof, Auvinya Lodge sits in a peaceful and elevated position, with exceptional far-reaching views of the surrounding countryside. Entrance from the drive is into a hall with parquet flooring. The large drawing room has glass sliding doors on to a raised terrace, taking in the expansive views, and a stone fireplace with a woodburning stove. The sitting room, currently used as a home office, leads through to a conservatory, again taking in the scenery. The kitchen/breakfast room has a range of wall and floor units to one end and a partial dividing wall, which could potentially be reduced/removed, separating it from the breakfast room, with a large bay window. The utility room is adjacent to the kitchen. It has plumbing for a washing machine, storage cupboards, a sink and also a door into the garden. A dining room, study and cloakroom/lavatory complete the ground floor.

Upstairs is the dual-aspect principal bedroom, with dressing room and en suite bathroom. There are four further bedrooms and a family bathroom.

Outside

The property is approached from the village lane, via a five-bar gate, on to a gravel drive with parking for several cars in front of the double garages. The stand-out feature of this property is the stunning outlook over the surrounding landscape and this can be enjoyed from the split level terraces and the garden, with a lawn that runs down to a ha-ha, giving the impression that the garden stretches on without interruption.

Situation And Amenities

Swallowcliffe is a pretty village on the southern edge of the Vale of Wardour. It nestles within beautiful countryside and farmland and there are numerous walks from the doorstep, including on to the ridgeway on Swallowcliffe Down. The village has a church and a thriving Grade II listed pub, part-owned by a consortium of villagers.

The popular village of Tisbury is approximately 2.5 miles north west and offers a range of amenities, including shops, cafés, pubs, florist, delicatessen and art gallery. There are mainline trains to London Waterloo (journey time approximately 107 minutes).

Shaftesbury, approximately 8 miles west, also offers a good range of amenities, including shops and schools.





The beautiful Cathedral city of Salisbury, approximately 13 miles east, 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.

Racing is available at Salisbury Racecourse and Wincanton and golf at Rushmore, South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

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 Port Regis, Clayesmore, Bryanston, Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

Directions - SP3 5PW

From Salisbury take the A36, then A30 at Wilton, towards Shaftesbury. After approximately 11 miles, take a right-hand turn, after RV Maidment, down Common Lane, towards Swallowcliffe village. Once in the village, pass The Royal Oak pub on your left and continue up the hill towards the church. At the t-junction by the church, turn right into Rookery Lane. Auvinya Lodge can be found after approximately 200 yards on the right-hand side.

Local Authority
Wiltshire Council - 01722 336272

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. Private drainage. Air Source Heat Pump runs central heating.

Tenure
Freehold

Energy Performance
A copy of the full Energy Performance Certificate is available upon request.

Viewing
Strictly by appointment with Savills.

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Approximate Area 234.5 sq m / 2524 sq ft

Garage 26.7 sq m / 287 sq ft

Total 261.2 sq m / 2811 sq ft

Matt Orchard

Savills Salisbury

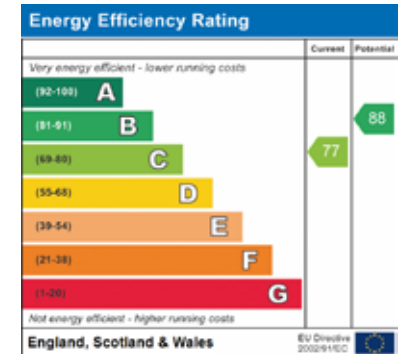
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