

WESTON HILL HOUSE

WESTON HILL LANE ♦ WEST WINTERSLOW ♦ SALISBURY ♦ WILTSHIRE ♦ SP5 1RL



WESTON HILL HOUSE

A wonderfully renovated and extended family home offering flexible accommodation,
more than 4.5 acres of gardens and grounds and far-reaching southerly views

WESTON HILL LANE, WEST WINTERSLOW, SALISBURY, WILTSHIRE, SP5 1RL

Main House

Reception Hall ♦ Drawing Room ♦ Sitting Room/Study ♦ Kitchen/Breakfast Room
♦ Dining/Garden Room ♦ Boot Room ♦ Utility Room ♦ Cloakroom/WC

First Floor

Master bedroom with Dressing Room and En Suite Bathroom
♦ Two Guest bedrooms with En Suite Shower Rooms
♦ Three Further Bedrooms ♦ Family Bathroom

Second Floor

57ft Attic Room

Gardens and Grounds

Integral Double Garage ♦ Further Triple Bay Outbuilding/Workshop
♦ Beautiful landscaped Gardens and Paddock ♦ In all about 4.66 acres

Salisbury 7 miles ♦ Winchester 19 miles ♦ Grateley Station (London Waterloo 79 minutes)

Savills Salisbury

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SITUATION

The Winterslows (Middle, East and West) lie in glorious countryside just over the Wiltshire/Hampshire county boundary and south of the A30 Stockbridge to Salisbury road. Weston Hill House lies on the edge of the village set back from a very quiet country lane and offers unobstructed views to the south over the adjoining valley to East Grimstead and West Dean. The villages have five churches, two public houses, cricket ground/football field, general store and post office, local bus services to Salisbury, Church of England primary school, tennis courts, village hall with coffee shop and a doctors' surgery.

The nearby market town of Stockbridge provides an excellent range of day to day necessities as well several pubs, restaurants, hotels and galleries. The larger centres of Salisbury (7 miles) and Winchester (19 miles) are within reach and have an extensive range of amenities.

Transport links are good with the A303 linking with the M3 and thereafter to the national motorway network and London airports.

The local area is renowned for its schools, both private and state. There is an excellent primary school in the village whilst Salisbury offers very good Grammar Schools for both boys and girls. There are numerous private schools in the area including Farleigh, Norman Court, Chaffyn Grove, Leehurst Swan and Godolphin.

There are excellent local walks and rides over the surrounding countryside including Bentley Wood, which together with the adjacent Blackmoor Copse, form one of the largest areas of woodland in Wiltshire.

A regular train service is available from Grateley (9 miles) which travels to London Waterloo taking from 79 minutes. Alternatively trains travel to London Waterloo from Salisbury, taking from 85 minutes and Winchester from 59 minutes.



DESCRIPTION

- Weston Hill House is a beautifully renovated and extended country house which is presented in immaculate order and set in a glorious and peaceful elevated position with far-reaching southerly views.
- Stunning kitchen/breakfast room with a range of modern units and appliances set around an island unit and four-oven AGA. The kitchen opens into a fantastic garden room which is used as a formal dining area, there are windows and doors that overlook the gardens and open onto the south-facing terraces.
- The drawing room offers excellent proportions and is wonderfully light and welcoming; there is a central fireplace with Jetmaster fire and large sliding doors leading to a further terrace. Adjacent to the drawing room is a further reception room, currently used as an office although this could be a separate dining room, additional sitting room or play/games room.

- Completing the ground floor accommodation are some useful, functional spaces; there is a large cloakroom, a utility room and a boot room.
- The Master bedroom overlooks the rear garden and offers the best views of the surrounding countryside; this exceptional suite has a private dressing room and an en suite bathroom.
- There are two guest bedrooms with en suite facilities and three further double bedrooms served by a generous family bathroom. In addition, there is a large attic room measuring 57 ft in length which could be used in a variety of purposes.



OUTSIDE

A wide gravel driveway opens out into a large parking area in front of the house and integral double garage; there is also a detached three bay garage block to the rear of the property. The gardens and grounds are immaculate, having been redesigned and landscaped from scratch by the current owners. Great care has been taken to make full use of the space, and to maximise the enjoyment of a fantastic view. Mature trees have been planted. A large lawn makes the garden ideal for a family, and the terrace wrapping around the south side of the house has elegant stone steps that lead down to it. There is a large green house to one side, together with a good-sized garden shed. The double garage is oversized, enabling it to double as a workshop if required. Lastly, a large grass paddock below the garden is stock-fenced.



DIRECTIONS

From Salisbury leave on the A30 heading east towards Stockbridge and the Wallops. Turn right signposted The Winterslows and Firsdwn and follow the road into West Winterslow. On arrival in the village take your second left into Weston Hill Lane and Weston Hill House can be found on the crest of the hill on the right hand side.

TENURE

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

PLANNING

The property is not listed

LOCAL AUTHORITY

Wiltshire Council

COUNCIL TAX

Band H.

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

AGENTS NOTE

Please note that the photographs were taken in Summer 2018.

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.

ENERGY PERFORMANCE

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

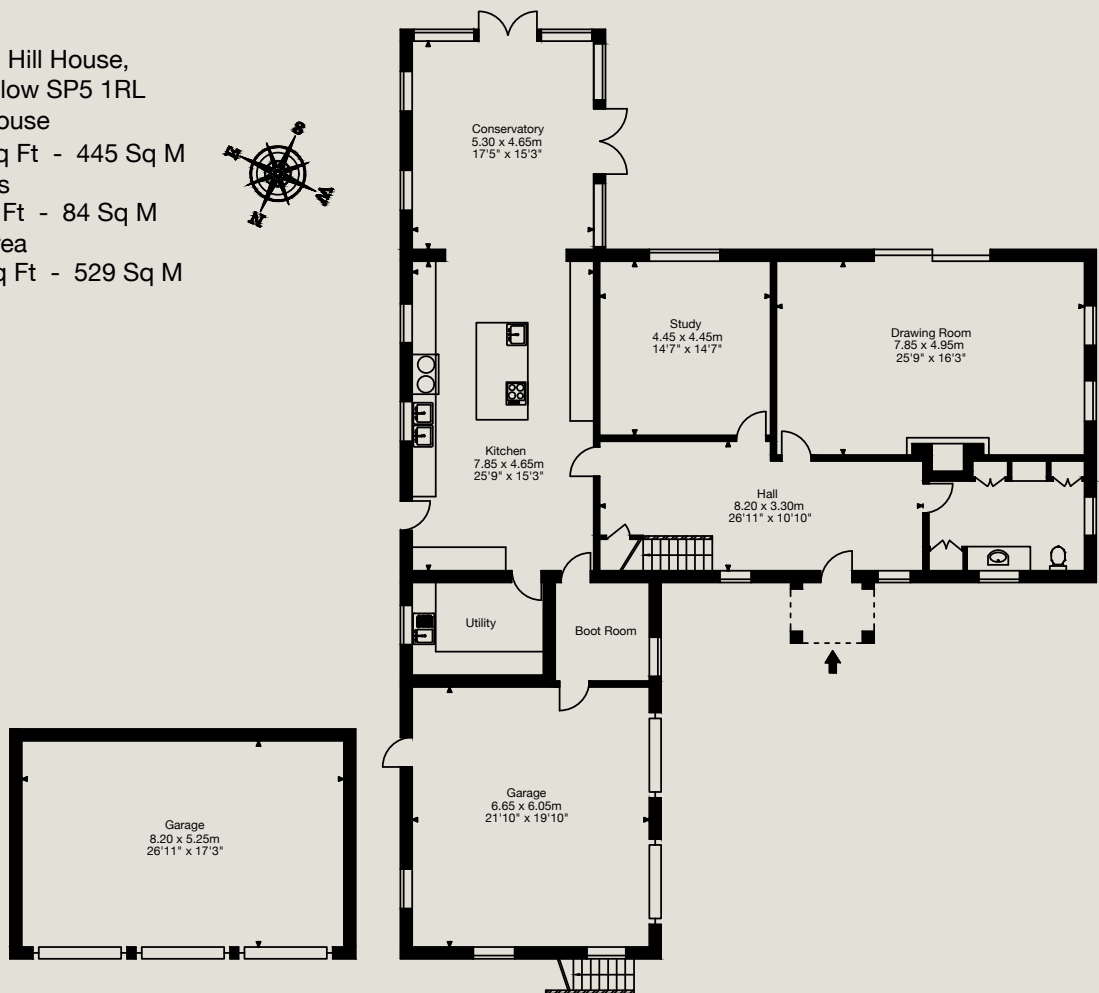
VIEWING

Strictly by appointment with Savills.

FLOOR PLANS

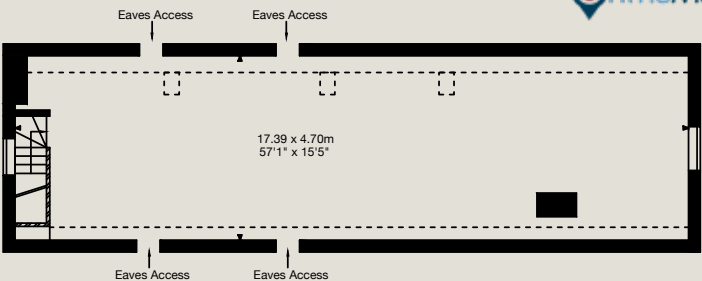


Weston Hill House,
Winterslow SP5 1RL
Main House
4790 Sq Ft - 445 Sq M
Garages
926 Sq Ft - 84 Sq M
Total Area
5716 Sq Ft - 529 Sq M

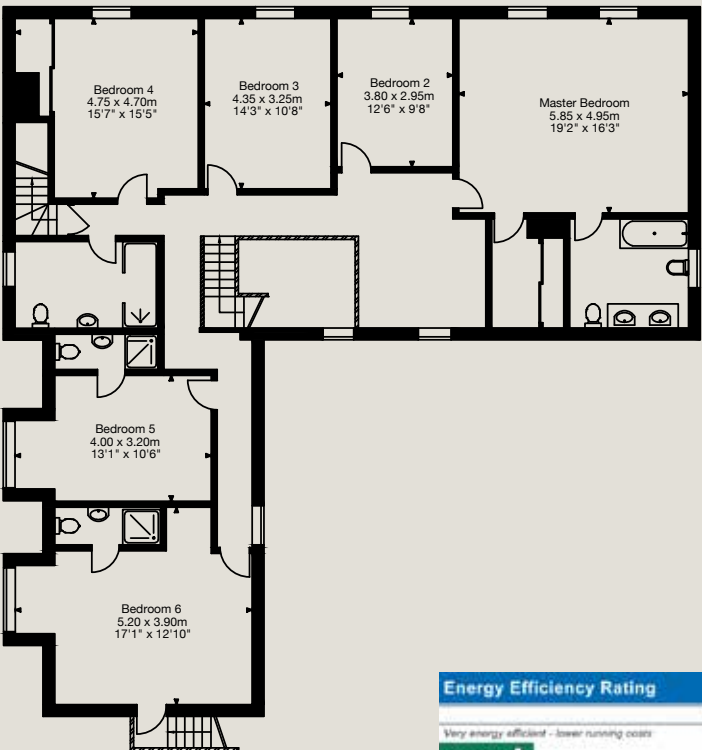


Garage

Ground Floor



Second Floor



First Floor

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