



COLES POND FARM

WEST TYTHERLEY • HAMPSHIRE





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A CHARMING FOUR BEDROOM DETACHED GRADE II LISTED COTTAGE
WITH SEPARATE ANNEXE SET WITHIN 3.33 ACRES OF GROUNDS
INCLUDING Paddock AND SAND SCHOOL

ACCOMMODATION

Cottage

Entrance hall • Sitting/dining room • Kitchen • Boot room • Bathroom • 4 bedrooms • En suite shower room • En suite WC

The Annexe

Sitting/dining room • Kitchen • Bathroom • 2 bedrooms
Outbuildings and stabling • Gardens • Paddocks

In all about 3.35 acres

EPC = E (The Annexe)



Savills Winchester

1 Jewry Street, Winchester,
SO23 8RZ
gmuddle@savills.com
01962 841 842



SITUATION

West Tytherley is a delightful village located in the Test Valley and surrounded by beautiful countryside on the Hampshire/Wiltshire border. The village offers a range of local amenities including a post office and general store, church, public house and a well-established primary school. The A30 is approximately 4 miles away providing links with the A303 and M3 for access to London. The cathedral cities of Salisbury and Winchester, both with mainline railway stations, are located within about 13 miles and 18 miles respectively, offering a further range of educational and recreational facilities. There are also stations at Grateley (Waterloo) and West Dean.

DESCRIPTION

Coles Pond Farm is a very charming 17th century cottage set within level grounds of about 3.33 acres. The cottage would benefit from a little re-organisation and offers a really exciting lifestyle opportunity. At ground floor level there is a sitting/dining room with really generous space for entertaining and relaxing, also with a kitchen, boot room and bathroom. There are four bedrooms on the first floor, one with an en suite shower room and one with en suite WC. There is separate annexe accommodation which offers a flexible living space with a kitchen, bathroom, sitting/dining room and two bedrooms.

OUTSIDE

The property is approached via a gravel drive which provides parking for a number of vehicles. The property sits to one corner of the grounds and is attractively flanked by mature hedgerows and woodland. The property is surrounded by lawned areas and some attractive planting creating an attractive picture. The paddocks are of generous sizes and provide good level grazing for horses. A fully fenced manège provides a great facility for training and riding horses.

A range of outbuildings provide useful storage and stabling facilities. In summary a rare package with good equestrian facilities and scope to create a fantastic rural home.



ACCOMMODATION

See floor plans.

TENURE

Freehold.

SERVICES

Mains water and electricity. Private drainage. Oil-fired central heating to main house. Propane gas heating to Annexe.

OUTGOINGS

Council Tax - Band G, Annexe Band A.

POSTCODE

SP5 1NT

LOCAL AUTHORITY

Test Valley Borough Council.

ENERGY PERFORMANCE

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

VIEWING

Strictly by appointment with Savills.



Coles Pond Farm, West Tytherley, Salisbury SP5 1NT

Gross Internal Area (Approx)

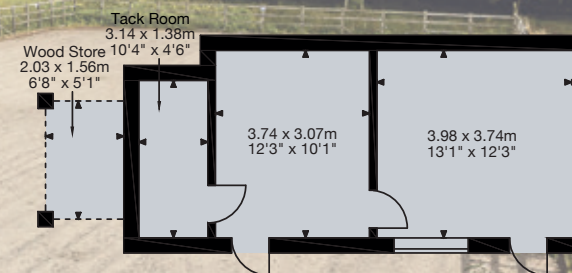
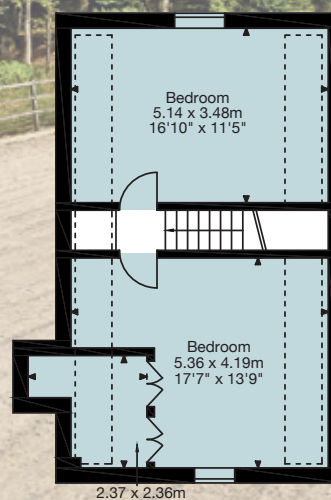
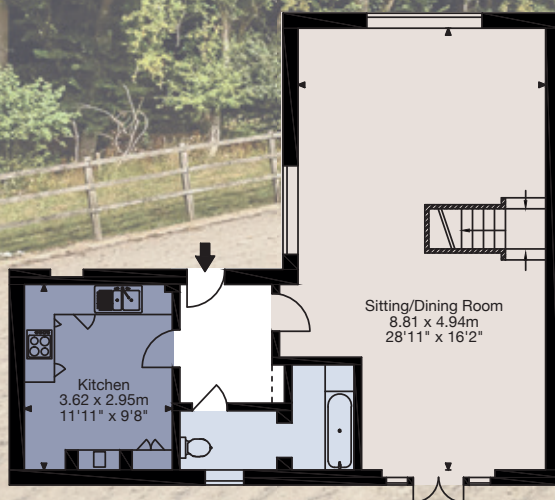
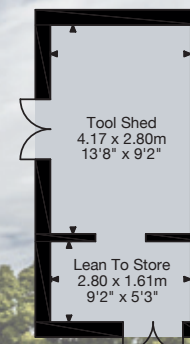
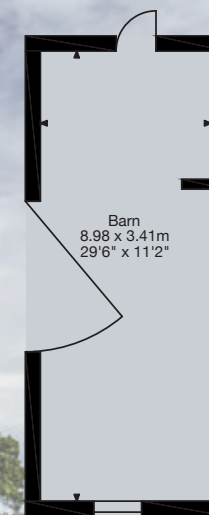
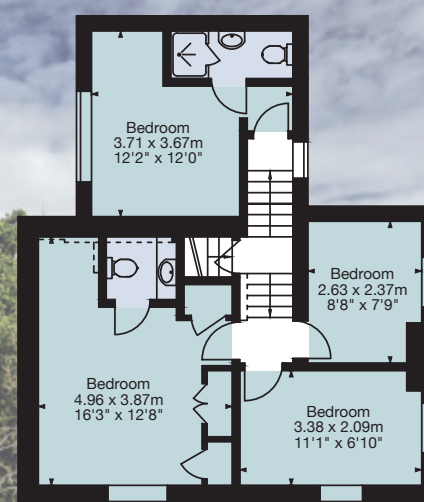
Cottage 126 sq m/1,360 sq ft

Annexe 110 sq m/1,182 sq ft

Outbuildings 47 sq m/508 sq ft

Stable 32 sq m/342 sq ft

Total Area 315 sq m/3,392 sq ft



Annexe Ground Floor

Annexe First Floor

Important Notice

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