



COLES POND FARM  
WEST TYTHERLEY • HAMPSHIRE

savills



# COLES POND FARM

WEST TYTHERLEY • HAMPSHIRE • SP5 1NT

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](mailto: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)

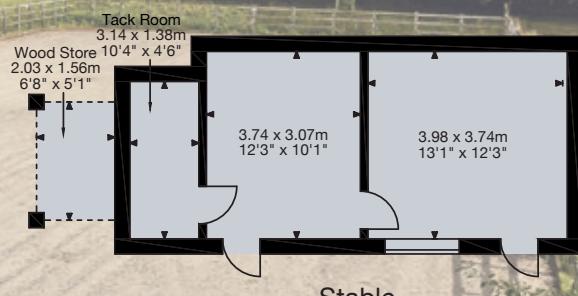
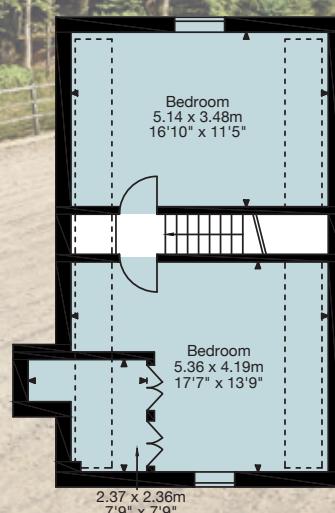
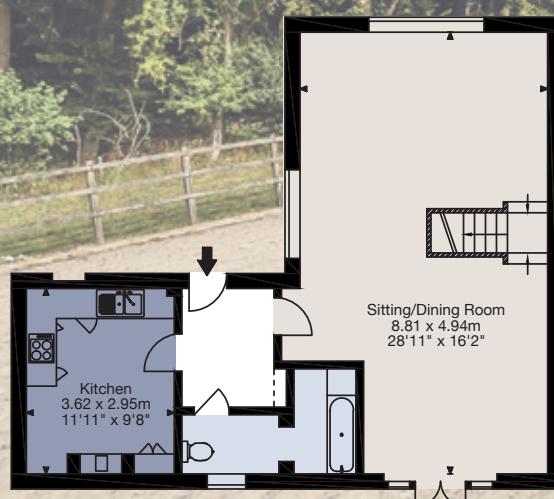
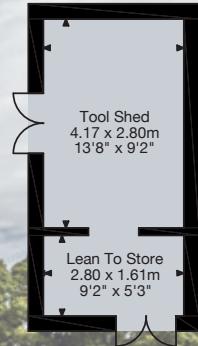
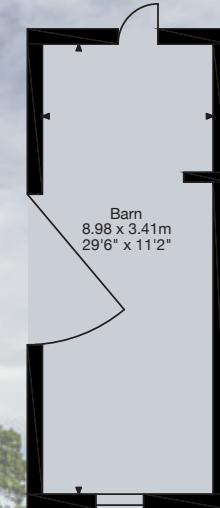
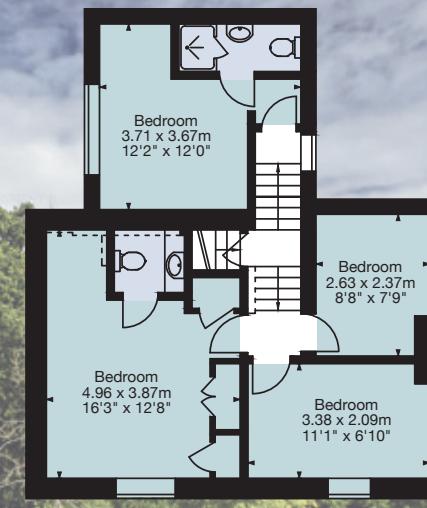
**Cottage** 126 sq m/1,360 sq ft

**Annexe** 110 sq m/1,182 sq ft

**Outbuildings** 47 sq m/508 sq ft

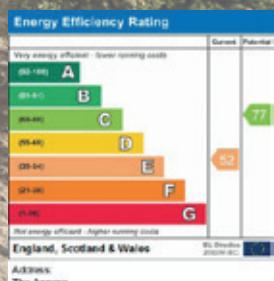
**Stable** 32 sq m/342 sq ft

**Total Area** 315 sq m/3,392 sq ft



## Important Notice

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