



Old Stable House | Odstock | Salisbury | Wiltshire | SP5 4JA

**WOOLLEY
& WALLIS**

Guide Price £799,950

A particularly spacious and well presented four bedroom detached house located in the heart of the village.

The Property

Old Stable House is situated in the favoured Chalke Valley village of Odstock being part of a select development of 3 houses. Having been built in 1985 this house has been well maintained by all owners which is evident in its current condition. A spacious entrance hall leads to a cloakroom, dining room, study and double aspect sitting room with a fireplace. The kitchen/breakfast room is a particular feature with an excellent range of fitted units together with a central island and views over the garden. There is a separate utility room with door to outside. On the first floor the master bedroom has the benefit of an en-suite bath/shower room which has an excellent suite comprising a shower cubicle with wet boards and low level WC and pedestal wash hand basin set into contemporary vanity unit and tiled floor. The master bedroom has a double aspect with views over the meadows to the side. There are 3 further double bedrooms and a family bathroom, which has been replaced now comprises a panelled bath with separate shower cubicle. There is also a wash hand basin set in a vanity unit, low level WC and heated towel rail. There is UPVC double glazing, oil fired central heating together with a garage to the side of the property. There is an excellent range of old stables, hence the name of the property, it measures 12.182 m x 3.282 m in addition to a useful store room which is attached to the site. It is are presently used for different uses and has the potential to be converted into a granny annexe or ancillary accommodation (subject to the correct permissions being obtained).

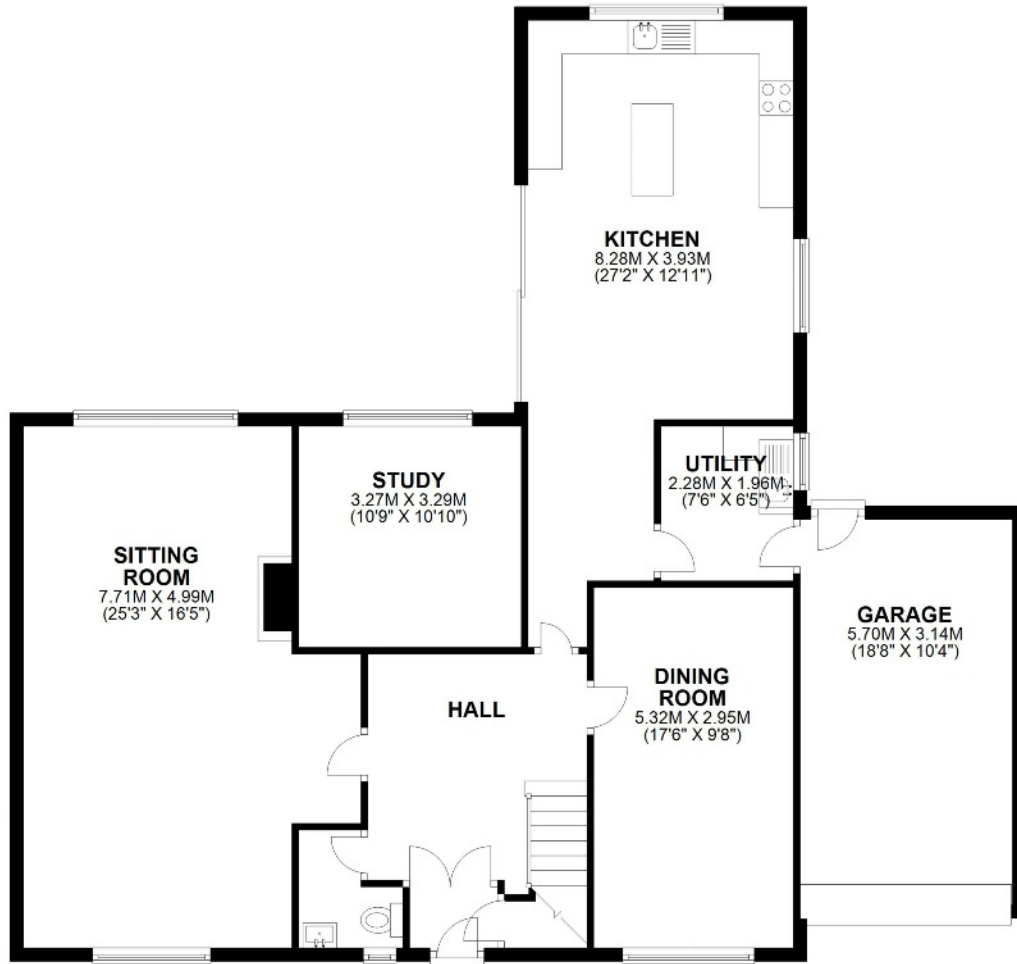
Situation

The property is located in the beautiful village of Odstock being approximately 3 miles south of Salisbury. Odstock is known as one of the most popular villages in Salisbury. It is a very friendly village with a public house, pre-school and many attractive walks over the rolling Wiltshire countryside. The River Ebble is to the front with lovely views over meadows. The Cathedral city of Salisbury is approximately 3 miles away where there are many facilities including both public and private sectors schools. Salisbury also has a mainline railway station (London Waterloo approximately 1 hour 20 minutes). Odstock is well situated for access to the coast, the New Forest and all the villages to the south and west.



GROUND FLOOR

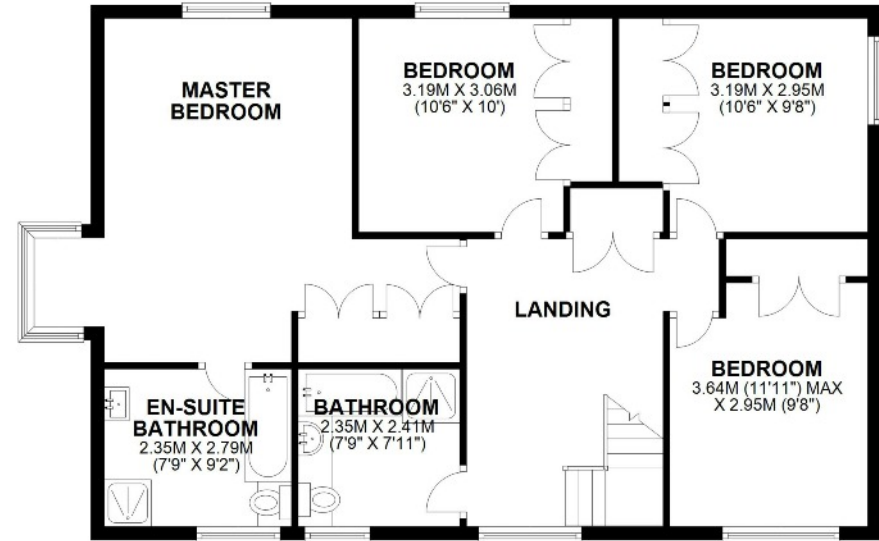
APPROX. 129.8 SQ. METRES (1397.0 SQ. FEET)



TOTAL AREA: APPROX. 217.6 SQ. METRES (2342.1 SQ. FEET)

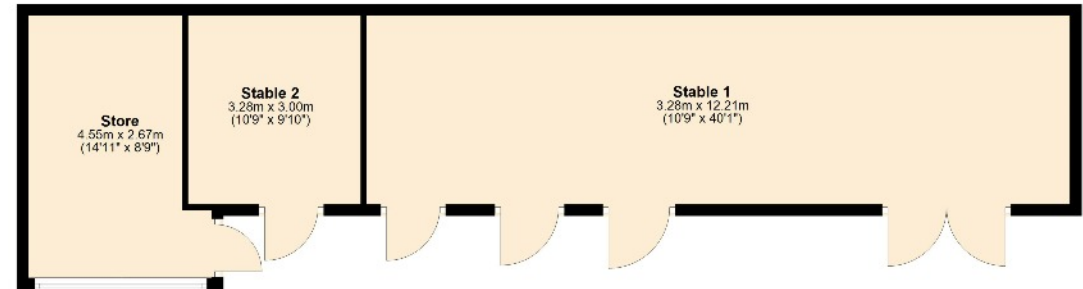
FIRST FLOOR

APPROX. 87.8 SQ. METRES (945.1 SQ. FEET)



Floor Plan

Approx. 63.3 sq. metres (681.2 sq. feet)



AGENT'S NOTES

Woolley & Wallis and their clients give notice that: 1. They have no authority to make or give any representations or warranties in relation to the property. 2. These particulars have been prepared in good faith to give an overall view of the property, they do not form any part of an offer or contract, and must not be relied upon as statements of representations of fact. 3. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Woolley & Wallis have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 4. These particulars were prepared in September 2023.



Outside

To the front of the property there is off-road parking for several cars and this leads up to the garage with electric rolling removed controlled door and door to rear garden. The gardens are to the rear and predominantly laid to lawn with an interspersed of mature trees and plants.

Directions

Leave our offices in Salisbury and proceed out in a westerly direction. At the roundabout on the Coombe Road turn left signposted to the hospital. Continue past the hospital and down the hill into the village. At the T junction turn left and proceed here for approximately 200 metres where the property will be found on the right hand side just before the school.

Services

Mains water and electricity are connected. Oil fired central heating with radiators. Private drainage to septic tank.

Viewings

All viewings by appointment only through our Salisbury Residential Department 01722 424524.

Local Authority

Wiltshire Council 0300 456 0100

Council Tax

Council Tax Band G



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		