



Woodland Cottage | Little Durnford | Salisbury | Wiltshire | SP4 6AH

**WOOLLEY
& WALLIS**

An exceptional and unique 6000 sq ft detached house with compelling accommodation so well designed to benefit from the private views over the 6 acres or thereabouts of land.

The Property

A wonderful opportunity to purchase this totally unique 4/5 bedroom detached house set in a lovely quiet spot in an elevated position on the edge of the Woodford Valley. The location would be hard to beat being surrounded by a nature reserve and yet being within easy driving distance of Salisbury. This is an enviable location. Being south facing to the rear all the rooms have a light and sunny aspect with an exposed oak frame on the first floor, the internal specification is very special. The kitchen/breakfast/living room is the heart of the home and being 53' x 20' this becomes the area in which the vendors enjoy the splendours of this unique home. There are bi-folding doors leading out to the patio which in turn overlooks the south facing landscaped gardens. The kitchen itself has a high range of quality fitted units with the majority of the appliances being Miele as one would expect with a house of this quality. A woodburner further compliments this room in to quite a self-contained living area. The drawing room has a similar aspect with a brick fireplace and fitted woodburner. There is a music room/study to the front of the property which is a pleasant space in which to work and across the corridor is a separate utility/plant room which houses the air source heating equipment and the usual utility room appliances. The property has been very well designed and all the bedrooms have a light and sunny ambience together with delightful views. There are 5 bathrooms serving these bedrooms all with high quality fittings which have been extremely well maintained. Running along the rear of the property at first floor level is a particularly large roof garden with glazed balustrade which the vendors use as a pleasant space in which to sit and enjoy the peace and tranquility. On the first floor the oak framed roof is vaulted creating a feeling of space and these superb roof timbers do compliment the character of the property considerably. This oak frame can be appreciated on entering the property at first floor level from the reception room, which also features a contemporary glass roof and floor panels. The further benefits of this property are:

Technology

- A fully integrated Sonos system.
- Cat 7 hardwired network.
- Commercial grade Wi-Fi.
- Fibre optic to premises (nearly 1GB).
- The house is fully alarmed.
- 85" fitted television in kitchen/breakfast room
- 65" fitted television in the sitting room



Green Credentials

- Air Source heat pump.
- Full underfloor central heating.
- 4kw solar panels
- Wildflower meadow

Potential Annexe

A superb building which is used as an annexe which is built off a brick plinth with timber cladding and a pitched tiled roof. This annexe has a bedroom, bathroom, kitchen with fitted Jones units and a sitting area. There is an electric boiler with electric and drainage provided from the main house.

Buildings

- **A triple garage block** with power and light connected, electric up and over doors, an integral store and adjoining kitchenette with WC.
- **Bunker** - the owners called this building a bunker as it was built into the ground and was originally a reservoir. This room is presently used as a gym.
- **Triple Bay Machinery Shed** open fronted.

Situation

The Woodford Valley is one of the most sought after local areas to the north of Salisbury surrounded by superb countryside where there are excellent walks and bridleways. The popular Bridge Inn public house is situated nearby. The City of Salisbury is about three miles to the south where there is a wide range of facilities with shops, a theatres and a multi-screen cinema. In addition there is the mainline railway station with good connections to both London Waterloo, Exeter St Davids, Bath, Bristol and Southampton. There are good schools in both the public and private sectors with Leehurst Swan, Godolphin School, Salisbury Cathedral School, Chafyn Grove, Bishop Wordsworth and South Wilts Grammar school.





Woodland Cottage

Approximate Gross Internal Area

Main House = 5988 Sq Ft / 556.32 Sq M

Outbuilding = 1122 Sq Ft / 104.26 Sq M

The Bunkers = 838 Sq Ft / 77.82 Sq M

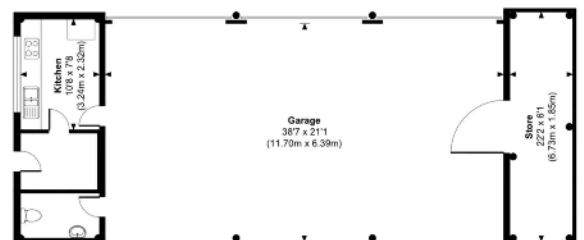
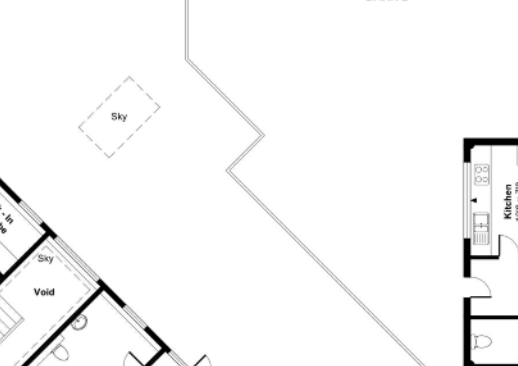
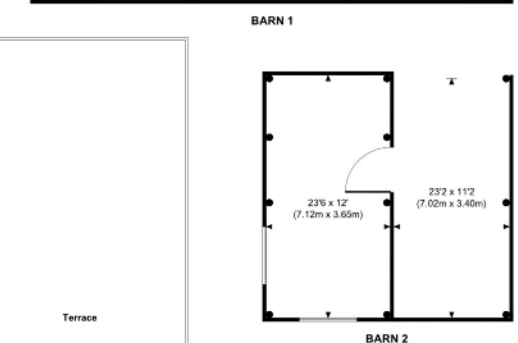
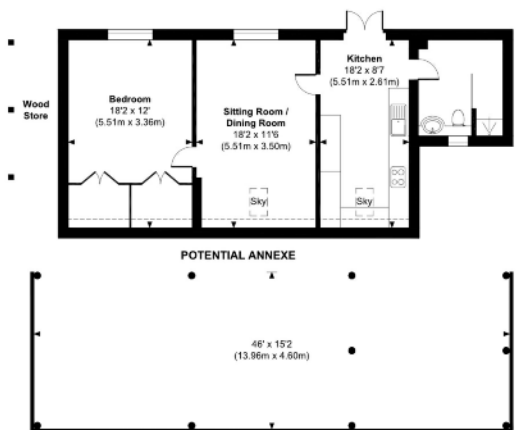
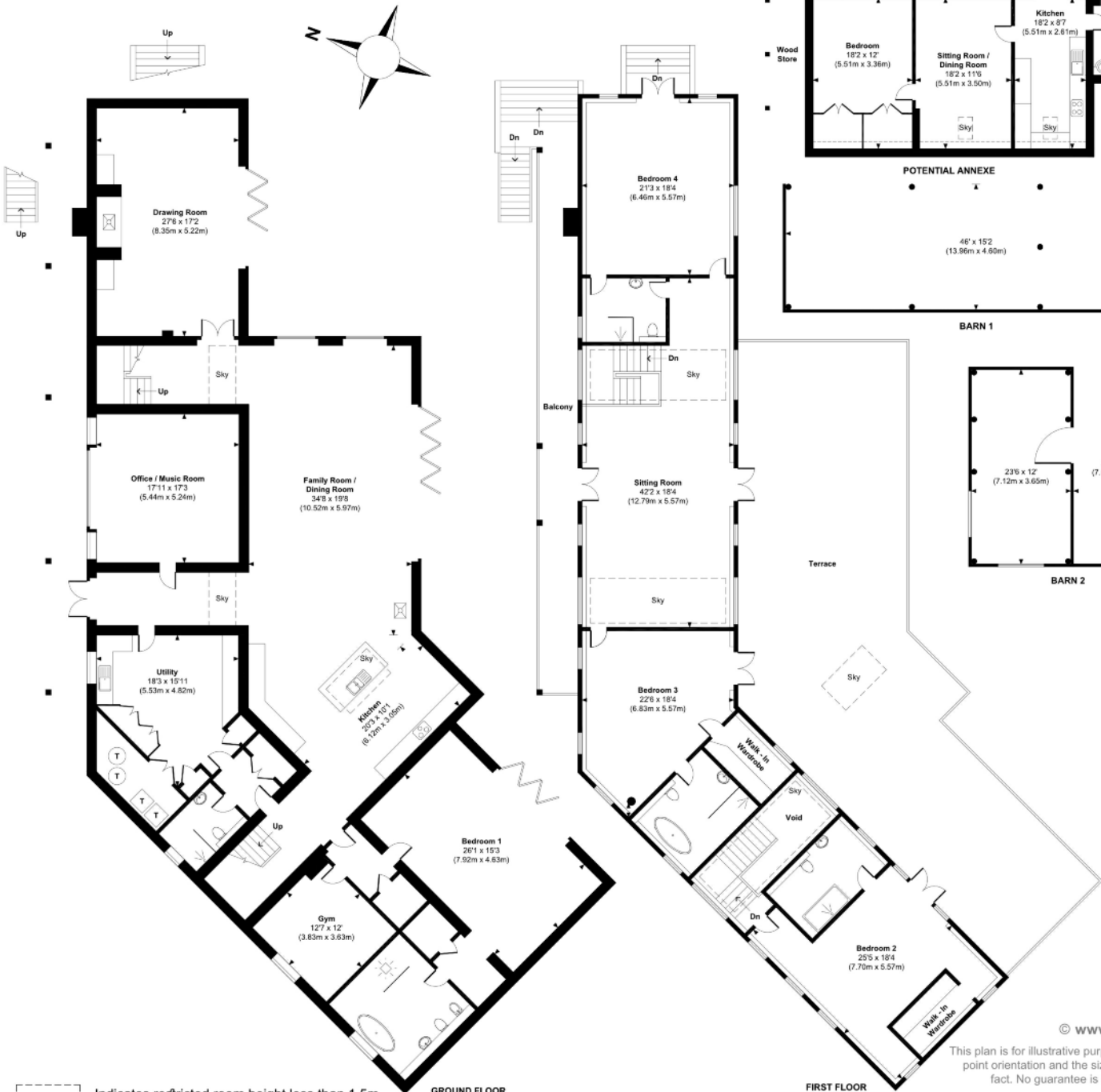
Barn 1 = 692 Sq Ft / 64.22 Sq M

Barn 2 = 544 Sq Ft / 50.56 Sq M

Potential Annexe = 679 Sq Ft / 63.11 Sq M

Total = 9863 Sq Ft / 916.29 Sq M

Outbuildings are not shown in correct orientation or location. Includes areas with Restricted room height but excludes void.

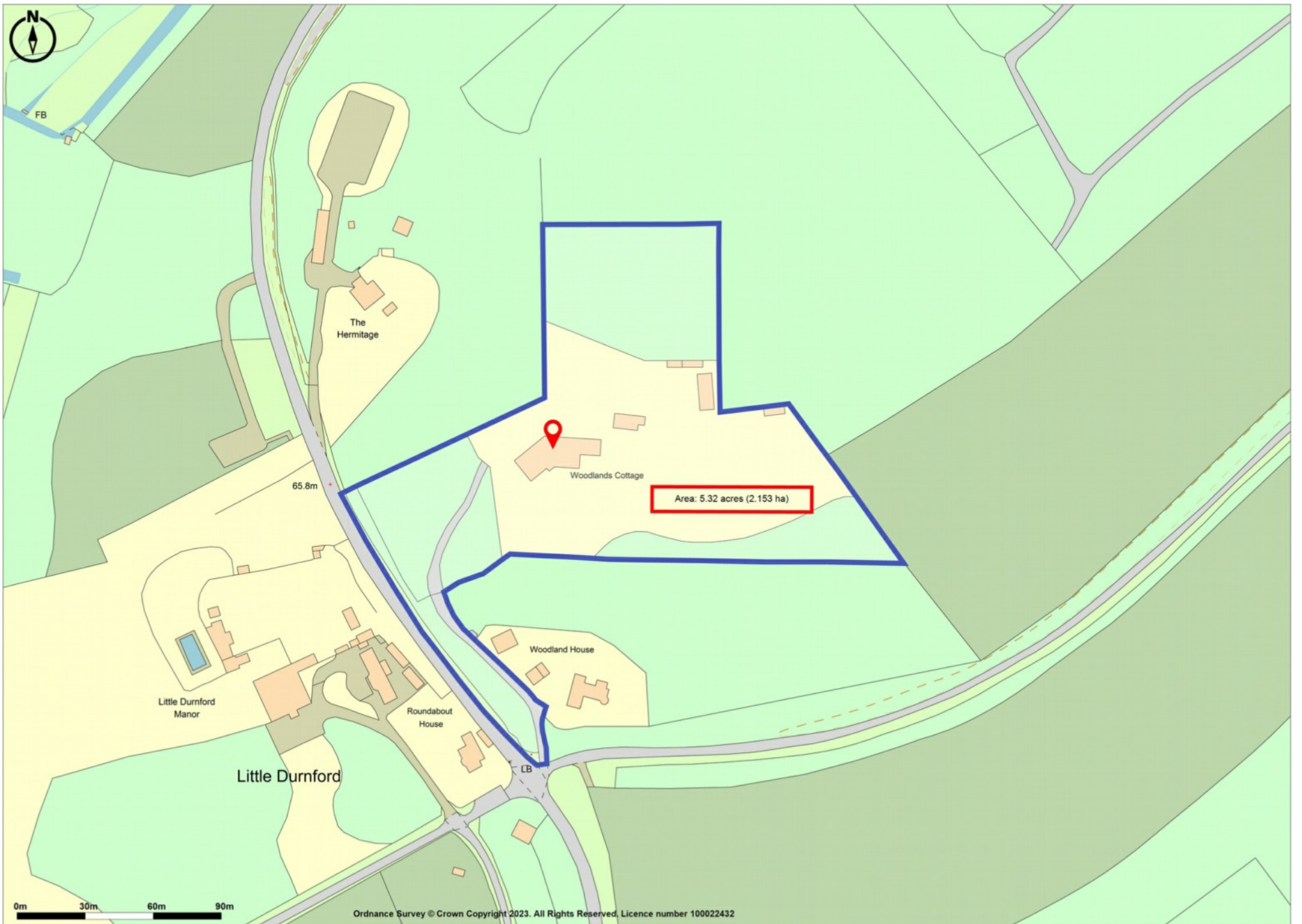


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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

AGENT Indicates restricted room height less than 1.5m.

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Outside

The property is approaching 6 acres with approximately 4 acres of grassland and wildflower meadows. There are approximately 2 acres of well-maintained woodland. A driveway leads up off the Valley road and this joins an area of woodland which in turn leads up to a parking area in front of the triple garage. The gardens, woodland and wild meadows have all been well-tended and there are an interspersed flower borders containing mature perennial and annual plants together with a productive orchard. A bradstone paved patio to the rear leads down to a lawn which in turn leads down to a wildlife pond. A swim spa completes the outside terrace and being set into an attractive timber-decked area creates a pleasant area to sit and sunbathe and enjoy the views over the garden.

Directions

From our Salisbury office continue up Castle Road, A354, and at the traffic lights bear left heading towards Stratford-sub-Castle, proceed through Stratford-sub-Castle and bear right just before the bridge leading to Lower Woodford. Take the next left toward Little Durnford. After approximately 1 mile, in a dip and have just passed a gravelled area to the right, bear right signposted to Woodland Cottage and Woodland House. Continue up the tarmaced private drive to Woodland cottage.

Services

Mains water and electric, private drainage, air source heat pump heating.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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