



FoxGrant



OWLS CASTLE FARMHOUSE, WINTERSLOW, SALISBURY, WILTSHIRE.

A character home, with open plan extension, lucrative holiday let and further studio in a peaceful rural location situated in a highly sought after area. Gardens & Paddock about 1.35 acres



SITUATION

Salisbury 9.7 miles, Andover 11.9 miles, Southampton 21 miles, Bournemouth 38.5 miles,

Mainline Train Services: Salisbury to London Waterloo 1hr 30m, Andover to London Waterloo 1hr 13m.

International Airports: Southampton 21.5 miles, Bournemouth 35.8 miles, Bristol 66.4 miles.

Education: The area is well positioned for public and private schooling with an excellent range of schools in the Salisbury area including Bishop Wordsworth's and South Wilts Grammar Schools, plus a host of private schools including: Godolphin School, Chafyn Grove, Cathedral School with Warminster to the west, Marlborough to the north and Winchester College to the east. Winterslow has a highly regarded primary school. For further information visit <https://www.wiltshire.gov.uk/schools-learning>

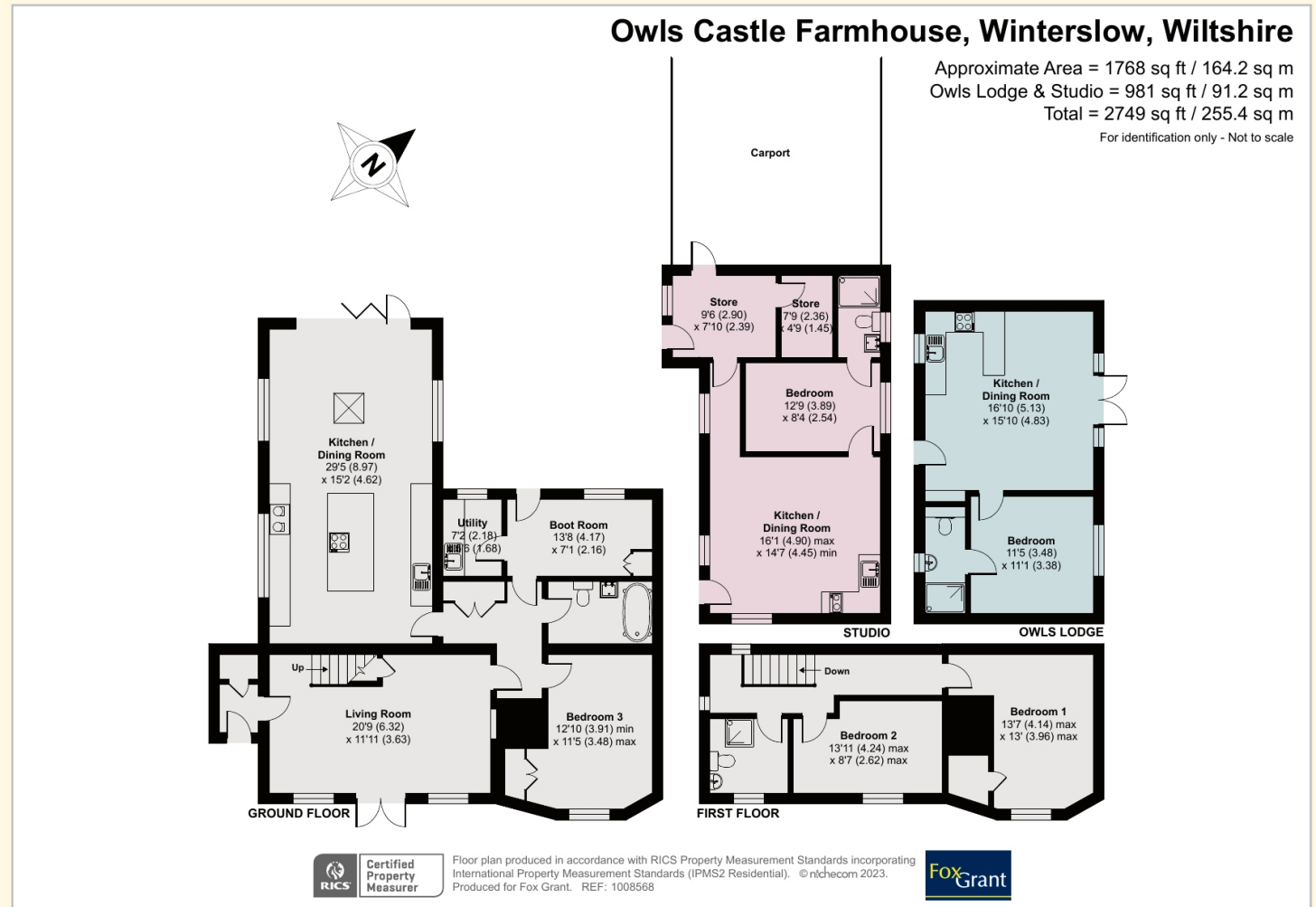
Local, Sporting & Recreational: The Winterslow's comprise of three villages; East, Middle & West Winterslow, which offer a good range of amenities including a village store with post office, public house, primary school, modern village hall, recreation ground and doctor's surgery. A more comprehensive range of shopping, cultural and recreational facilities are available nearby in Salisbury, Winchester (both with Waitrose store) and Southampton. There are abundant walking and cycling opportunities directly into the surrounding countryside, with ready access to Bentley Wood, a nature reserve extending to some 2000 acres of managed woodland.

OWLS CASTLE FARMHOUSE

This beautifully presented family home possess modern features within a characterful thatched cottage. Comprising of a large entrance hall/ boot room, utility room, downstairs bathroom, double bedroom, sitting room, modern open plan kitchen, living and dining area in the large extension, On the first floor, the property features two further double bedrooms and a family bathroom.

The property has brilliant out riding, walking and cycling along the Clarendon Way.

- Entrance hall/ Boot room
- Utility
- Two bathrooms
- Three double bedrooms
- Kitchen/Dinning/ Living room
- Sitting room
- Garden & Paddock
- Double car port
- Garden Studio
- Holiday Lodge
- Set in about 1.34 acres.



OWLS LODGE & STUDIO

The holiday let provides a spacious double bedroom with en-suite and adjoining open plan living room/kitchen. Outside there is off road parking situated at the front with private post and rail fenced garden to the rear. The covered decking area to the rear of the lodge is perfect for enjoying the outdoor space.

- Open plan kitchen/ Living room
- Double bedroom with en-suite
- Private garden with covered decking area.
- Off road parking

The studio offers a large living area with kitchenette and log burning stove. A second room offers the perfect space for an office or extra accommodation with adjoining modern bathroom with shower unit. The studio leads into the double car port.

- Living room with Kitchenette
- Log burning stove
- Office/ additional accommodation
- Bathroom with shower unit
- Double carport

GARDEN & GROUNDS

Idyllic gardens surround the property with an ornamental pond and many mature trees. The adjoining paddock has been used to graze horses.

Total about 1.35 acres

AGENT'S NOTES

Fox Grant 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 a fair overall view of the property, do not form any part of an offer or contract and must not be relied upon as statements or 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 Fox Grant have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Plans, Areas and Schedules These are based on the Ordnance Survey and are for reference only. Any error or mis-statement shall not annul the sale or entitle either party to compensation in respect thereof.

EPC Rating D

Local Authority Wiltshire County Council

Council Tax Band G

Services Mains Electricity and Water (metered). Oil heating, Mains Drainage.

Fixtures & Fittings Unless mentioned specifically all fixture, fittings and garden ornaments are excluded from the sale.

Tenure The property is sold as Freehold and will be sold with vacant possession on completion.

Particulars Prepared by Caitlin Henderson July 2023



VIEWINGS

All viewings strictly by appointment through the agents on 01722 782727. Please contact William Fox Grant or Rose Grant for further details or email rose@foxgrant.com



William Fox Grant



Rose Grant

FoxGrant

**OWLS CASTLE
FARMHOUSE
SP5 1QD**

DIRECTIONS

Postcode: SP5 1QD

Take the A30 towards Andover, turn right before reaching Lopcombe Corner, take the second left onto Mill Lane, and the first left onto Easton Common Hill, follow for 1/4 mile and the property is on the left hand side.

foxgrant.com

**COUNTRY
& VILLAGE**

**FARMS, LAND &
SMALLHOLDINGS**

TRUSTPILOT
★★★★★

**EQUESTRIAN
SPECIALISTS**

**TOURISM
& LEISURE**