



Buckholt Cottage
West Tytherley



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West Tytherley, Salisbury, SP5 1LP

Stockbridge 10 miles Grateley 10 miles (London Waterloo 77 minutes)

Salisbury 12¹/₂ miles Andover 15 miles Winchester 18 ¹/₂ miles



Summary

- Entrance hall
- Sitting room
- Kitchen dining room
- Utility room
- Study/bedroom 4
- Cloakroom
- Master bedroom en suite
- Two further bedrooms
- Family bathroom
- Oil central heating
- Garaging outbuilding
- Greenhouse
- Garden and grounds
- In all 0.54 acre

A four bedroom family house in a secluded and elevated position with outstanding southerly views between Winchester and Salisbury



Description

Buckholt Cottage is a beautifully presented family house in an idyllic rural location. The property occupies a peaceful rural setting in an elevated position with only one immediate neighbour and magnificent south westerly views over rolling countryside.

The house has been significantly improved over the years and now offers an ideal modern family layout including a large kitchen dining area. Outside the mature garden and grounds complement the property and include the recently added garage/storage building and a greenhouse.

Situation

The property is approached by a long private drive leading off Buckholt Lane about one mile from the village centre. West Tytherley is a quiet rural village about 10 miles west of Stockbridge. Amenities include a church, village shop/post office, public house and school. More comprehensive facilities can be found in Salisbury and Winchester.

As well as the village school there are a number of excellent state and private schools in the area including the Norman Court (in West Tytherley), Chafyn Grove, The Cathedral School, Godolphin School, South Wilts (all in Salisbury); Farleigh (Andover) and Winchester College, St Swithun's and The Pilgrim's school (all in Winchester).

The A303, A34, M3 and M27 are all within a short drive and the mainline stations of Salisbury, Winchester, Andover and Grately all provide regular services to London Waterloo.

The property is surrounded by miles of footpaths and bridleways including the Clarendon Way, about 1/4 mile from the house. Sporting and recreation facilities in the area include riding in the countryside, fishing in the Test Valley, sailing and other watersports on the Solent.



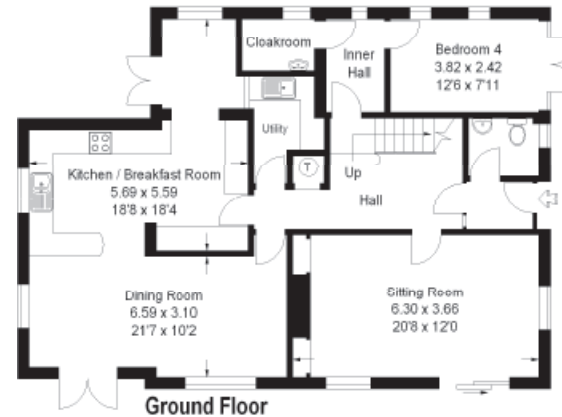
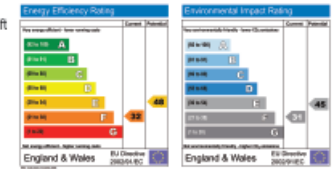
Directions

See location map above. From Stockbridge continue on the A30 towards Salisbury. After 5 miles turn left signposted West Tytherley. After 2 miles turn left into Buckholt Lane. Continue along the lane to Buckholt Farm at the top of the hill where the road bears right. Buckholt Cottage is some 300 yards down the hill on the left hand side. Postcode SP5 1LP.

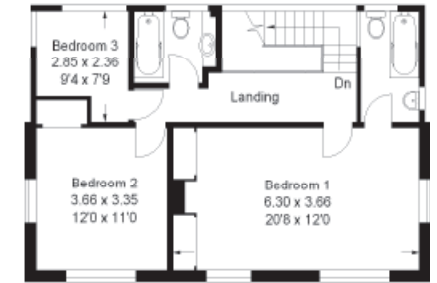
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Approximate Gross Internal Area :- 175 sq m / 1880 sq ft
Garage (not shown) :- 7.17 x 6.21 / 23'6 x 20'4



Ground Floor



First Floor

General

Services:

Mains electricity and water. Private drainage. Oil fired central heating.

Council tax:

The property is band E

Local authority:

Test Valley Borough Council, Beech Hurst, Weyhill Road, Andover, Hampshire SP10 3AJ t 01264 368000

Viewing strictly by appointment only



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