



LOPCOMBE HOUSE

Stockbridge Road, Lopcombe, Salisbury, Hampshire, SP5 1BW

Carter Jonas

LOPCOMBE HOUSE, STOCKBRIDGE ROAD, LOPCOMBE, SALISBURY, HAMPSHIRE, SP5 1BW

- Four bedrooms • Three bathrooms • Open plan kitchen / dining / family room • Under floor heating
- Sitting room • Study • Utility room • Detached carport and garage • Self-contained studio annexe with kitchenette and shower room • Electric gates • Fabulous gardens of 0.7 acres • Views from the rear across surrounding countryside • EPC rating A

DESCRIPTION

This fabulous detached modern home was built in 2018 and offers a unique blend of comfort and modern convenience. The property has been designed to a high specification with particular attention to efficiency and sustainability. Of particular note are the solar panels, "Air to Air" heat source pump and water irrigation System.

The front door opens onto a generous hallway which provides access to all the principal ground floor rooms. The sitting room is triple aspect, with bifold doors to the rear. The fireplace has an exposed brick surround and houses a log burner. The kitchen / dining / family room is a fantastic space with a bespoke range of painted timber units, built in Quooker tap and a central island / breakfast bar. A dining area has ample space for entertaining along with a seating area. This room has two sets of bifold doors onto the rear terrace. Ground floor accommodation also includes a useful study, spacious and well-equipped utility room and downstairs w/c.

To the first floor there are four bedrooms, two of which are en-suite, and a family bathroom. The loft was originally designed as a cinema room however, it is currently used for storage, though it remains fully carpeted, benefits from fitted lighting and CAT6 cabling, and offers potential for conversion into accommodation if required (subject to the relevant consents).

A STUNNING CONTEMPORARY HOME WHICH HAS BEEN DESIGNED WITH GREAT ATTENTION TO DETAIL. BENEFITTING FROM FAR REACHING VIEWS ACROSS FARMLAND TOWARDS SALISBURY.



OUTSIDE

Externally. The gardens and grounds are a particular feature of the property, extending in total to approximately 0.7 acres with a mix of terraced and lawned areas and ample space for outdoor entertaining. The rear patio areas in particular have the benefit of excellent views across fields to the west. To the front is a gravel driveway with parking for several cars, and a separate area for a leisure vehicle / motor home with electric supply.

A detached garage / car port with electric garage doors has an additional annexe / studio with its own shower room and kitchenette, providing excellent guest accommodation or potential additional income.

LOCATION

The property enjoys a tranquil rural position on the Hampshire / Wiltshire border, ideally situated between Salisbury, Stockbridge, and Winchester. Both Winchester and Salisbury, renowned cathedral cities, provide an excellent selection of amenities, including supermarkets, boutique shops, cafés, fine dining restaurants, theatres, and a choice of highly regarded independent schools. Stockbridge, approximately six miles away, offers a charming high street with shops, brasseries, a Post Office, hotels, traditional pubs, churches, a doctor's surgery, and both primary and secondary schooling.



For commuters, London lies around 70 miles distant, with regular train services to Waterloo from Winchester (journey times from about 55 minutes), as well as from Andover, Salisbury, and Grateley - just a five-minute drive from the property. Road links are equally convenient, with the A30 and A303 nearby, the latter connecting directly to the M3 for swift access to London and the West Country. The nearest bus stops are located approximately 150 metres away and provide regular services to Salisbury, Winchester, Andover, and surrounding villages.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Air source heat pump, water softener, underfloor, electric heating. Septic tank and water irrigation system.

Local Authority: Wiltshire Council

Council Tax: Band G

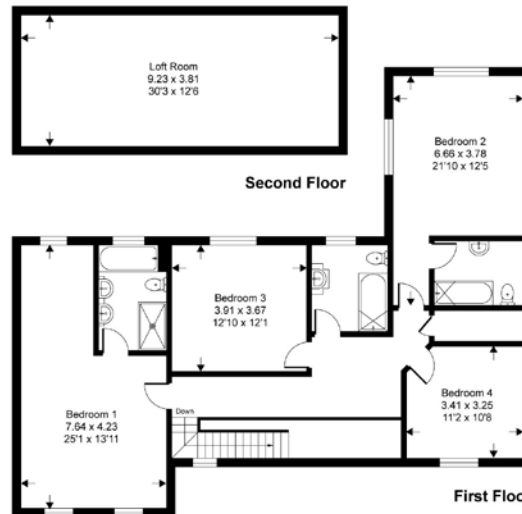
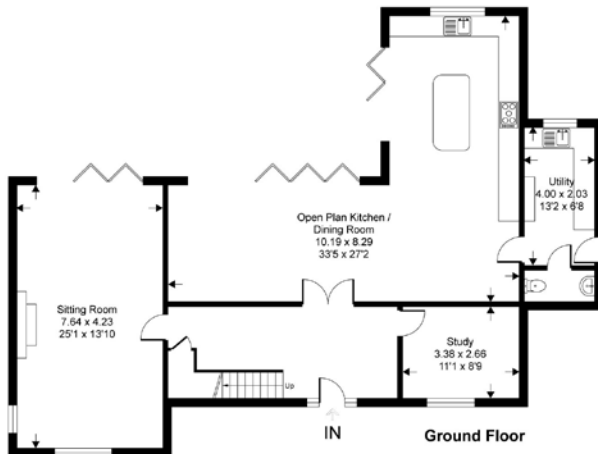
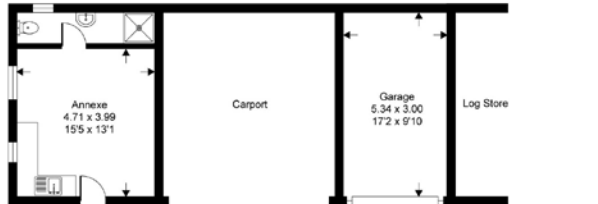
Broadband: Fibre to the Cabinet (FTTC). For internet and mobile services check Ofcom's website.

Viewings: Strictly by appointment with Carter Jonas, 01962 842742.



Stockbridge Road, SP5

Approximate Gross Internal Area = 284.2 sq m / 3060 sq ft
 Approximate Garage Internal Area = 15.9 sq m / 172 sq ft
 Approximate Annexe Internal Area = 21.2 sq m / 229 sq ft
 Approximate Total Internal Area = 321.3 sq m / 3461 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
 Produced for Carter Jonas



Score	Energy rating	Current	Potential
92+	A	96 A	107 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Office 01962 842 742

winchester@carterjonas.co.uk

9a Jewry Street, Winchester, Hampshire, SO23 8RZ

carterjonas.co.uk

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