

HIGH STREET,
NETHERAVON

Carter Jonas

YEW HOUSE, HIGH STREET, NETHERAVON, SP4 9PQ

AN IMPRESSIVE AND WELL-PRESENTED FAMILY HOUSE SITUATED IN A POPULAR VILLAGE SURROUNDED BY GLORIOUS COUNTRYSIDE.

KEY FEATURES

Grade II listed detached village house

Five bedrooms in the main house

Three reception rooms plus study/home office

Principal bedroom with dressing room and en-suite

Kitchen/breakfast room with Aga and walk-in larder

Detached annexe, ideal as additional bedroom or office

Generous gardens and terrace

Gated gravel driveway with ample parking

Substantial garden outbuilding/workshop

Convenient access to the A303, Pewsey and Salisbury rail links



SITUATION

Netheravon is a quintessentially English village situated approximately five miles north of the UNESCO World Heritage Site of Stonehenge and surrounded by the rolling countryside of Salisbury Plain, renowned for its chalk downland, ancient woodland and far-reaching rural scenery.

The village offers a thriving community atmosphere and a comprehensive range of day-to-day amenities. These include the award-winning Dog & Gun public house, village shop with Post Office, independent coffee shop, library, community hall and garage facilities. All Saints C of E Primary School is located within the village and the area is particularly popular with families due to its strong sense of community and excellent schooling options.

Netheravon falls within the catchment area for the highly regarded Salisbury grammar schools and is also served by school transport links to both Marlborough College and Dauntsey's School.

The village is well connected, with regular bus services and mainline railway stations available at Pewsey, Grateley and Salisbury, providing direct services to London Paddington, London Waterloo and other regional centres. The A303 is approximately four miles away, offering excellent road connections to London, the South West and the wider motorway network.

DESCRIPTION

This handsome Grade II listed double-fronted village house offers beautifully proportioned and versatile accommodation, complemented by a detached annexe, generous gardens and ample off-street parking.

Approached via a gated gravel driveway, the property enjoys an attractive frontage and a welcoming first impression. The accommodation is centred around a spacious reception hall, with a delightful dual-aspect drawing room situated to the left-hand side, featuring French doors opening onto the rear terrace and gardens beyond. To the opposite side of the house is a cosy snug, formerly the dining room, with a useful study/home office located beyond.

The heart of the home is the impressive kitchen/breakfast room, fitted with a traditional Aga and additional oven, providing a superb space for both everyday family life and entertaining. A walk-in larder adds valuable storage, while a practical utility and boot room sits beyond the kitchen, opposite a cloakroom/WC, with direct access to the garden.

On the first floor, the principal bedroom enjoys an en-suite bathroom and an extensive walk-through dressing room, which could alternatively be incorporated into the neighbouring bedroom to create a Jack and Jill arrangement if required. There are four further bedrooms, including a generous second bedroom overlooking the front of the property and a further bedroom currently arranged as a twin room, which benefits from access to a shower room.

In addition to the main house, a detached annexe provides excellent ancillary accommodation, complete with its own en-suite shower room, making it ideal as guest accommodation, a home office, hobby space or for those seeking additional flexibility.

OUTSIDE

The property is approached through gated access onto a large gravel driveway providing ample off-street parking.

To the rear, a generous terrace spans the rear elevation and offers an ideal space for outdoor dining and entertaining. Steps rise to an expansive and highly private garden, predominantly laid to lawn and interspersed with mature planting. A substantial garden outbuilding provides excellent storage and workshop potential.











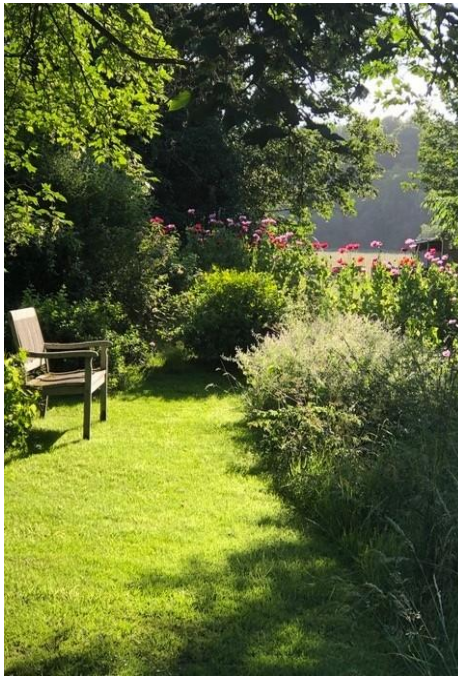














SERVICES & MATERIAL INFORMATION

- Freehold
- Oil fired central heating Mains water, electricity and drainage.
- Council tax band: F
- Energy efficiency rating: E
- Local Authority: Wiltshire Council
- Broadband and mobile coverage. Please refer to Ofcom website for further details

GUIDE PRICE £1,150,000 subject to contract

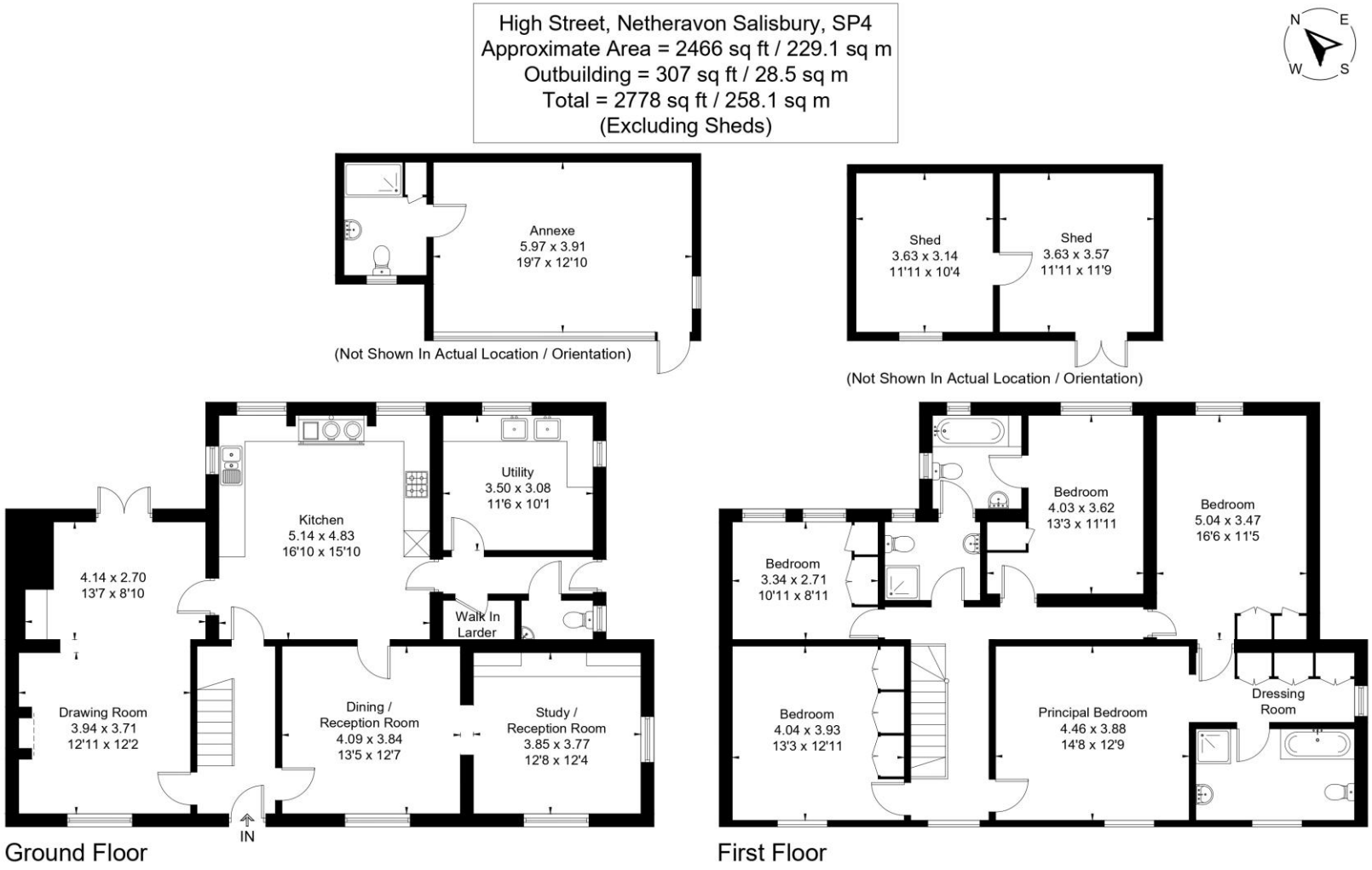
VIEWING ARRANGEMENTS: By appointment with the Marlborough Office







High Street, Netheravon Salisbury, SP4
Approximate Area = 2466 sq ft / 229.1 sq m
Outbuilding = 307 sq ft / 28.5 sq m
Total = 2778 sq ft / 258.1 sq m
(Excluding Sheds)



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #113128

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