

The Old Vicarage Bulford Wiltshire





The Old Vicarage

Bulford, Wiltshire

A delightful former vicarage with great potential and impressive gardens.

Entrance hall | Drawing room | Dining room | Sitting room | Kitchen/breakfast room | Utility room | Cloakroom

Six bedrooms | Dressing room/bedroom 7 | Two bathrooms | Three wc's.

Delightful mature gardens with workshop | Greenhouses, sheds and ponds | Double garage and carport

In all about 1.33 acres and 4,915 sq ft

Grateley 9 miles (London Waterloo 60 minutes), Salisbury 10 miles,
Andover 12 miles (London Waterloo 70 minutes), Pewsey 12 (London Paddington 60 minutes).
(Distances and times approximate.)



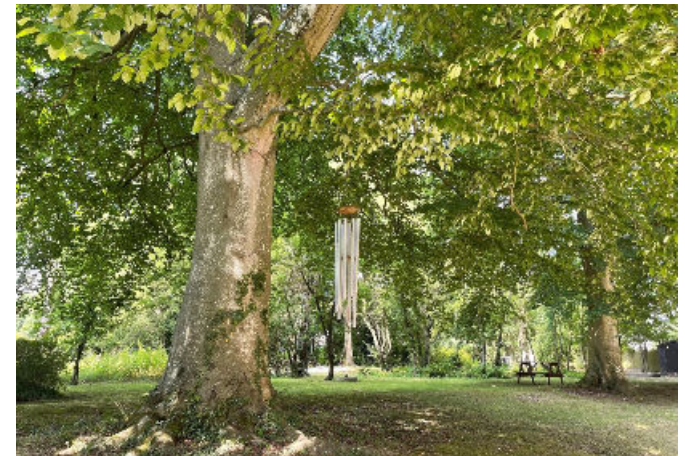
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Situation

The Old Vicarage is a property of enormous character and charm situated in Bulford, a pretty village to the north of Salisbury.

Bulford has a good range of facilities including a post office/shop, churches and The Rose & Crown public house.

The cathedral city of Salisbury, and Andover, provide more extensive shopping and recreational facilities.

Communications are excellent with trains from Grateley and Andover to London Waterloo taking about an hour. The A303 is within easy access, providing fast access to the West Country and to London.

There is a primary school in the village as well Avondale prep school and nursery. There are many other well regarded state and independent schools in the area including Farleigh, Chafyn Grove, Godolphin, South Wilts Grammar School and Bishop Wordsworth's.

For Sale Freehold

It is a substantial family house believed to date from the 1890's with later additions in the 1960's and 70's. It is not listed and has great potential to be updated and modernised.

The property has well-proportioned accommodation over three floors with good ceiling heights throughout.

The principal reception rooms and kitchen are south facing and overlook the attractive mature gardens.

There is a double aspect drawing room with bay windows, open fire with a door leading into the garden, and a south facing dining room with fire and parquet floor.

Subject to planning it may be possible to turn the garage into additional accommodation.

Outside

The south facing gardens are a major feature of the property and wonderfully private. They are mainly laid to lawn with a variety of beds bordered by mature yew hedging and trees.

There is a former grass tennis court, raised beds, plum trees and ornamental ponds.





There is a large workshop with wc and adjacent carport and a variety of sheds, greenhouses, log store and dovecot.

The property is approached via a pair of wrought iron gates which leads to a gravelled drive with parking area and double garage. There is a rear access to the north with a five bar gate with direct access onto Salisbury Plain.

Accommodation

See floorplans overleaf.

Services

Mains water and private borehole. Mains electricity and private drainage. Solar panels and air source heat pump for hot water. Oil heating. Virgin cable available.

EPC

F Rating

Local Authority

Wiltshire Council: Tel: 01722 336272

Postcode

SP4 9BY

Directions

Heading west from Andover, leave the A303 at the Solstice Business Park turning. Pass over the first two roundabouts and turn right at the third and head north towards Bulford. Continue into Bulford and at the crossroads proceed north passing the petrol station on your left. At the next junction turn right signposted for Milston and Figheledean. Continue ahead and turn left signposted for Milston and Netheravon as the road bends round to the right; the gates for The Old Vicarage will be found after a short distance on the right hand side.

Viewing

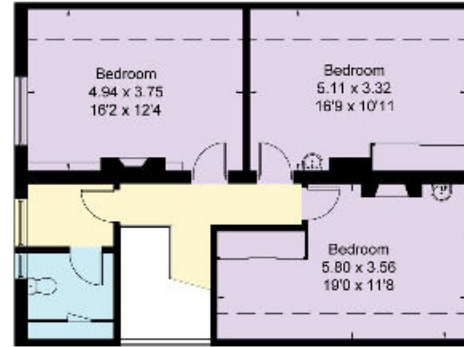
Viewing by prior appointment only with the Agents.



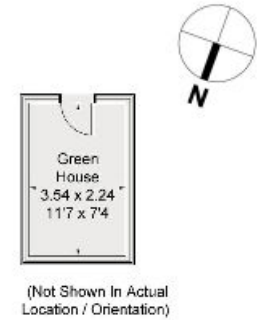


Approximate Area = 387.7 sq m / 4173 sq ft
 (Including Garage / Excluding Void)
 Outbuilding = 68.9 sq m / 742 sq ft
 Total = 456.6 sq m / 4915 sq ft
 Including Limited Use Area (28 sq m / 301 sq ft)

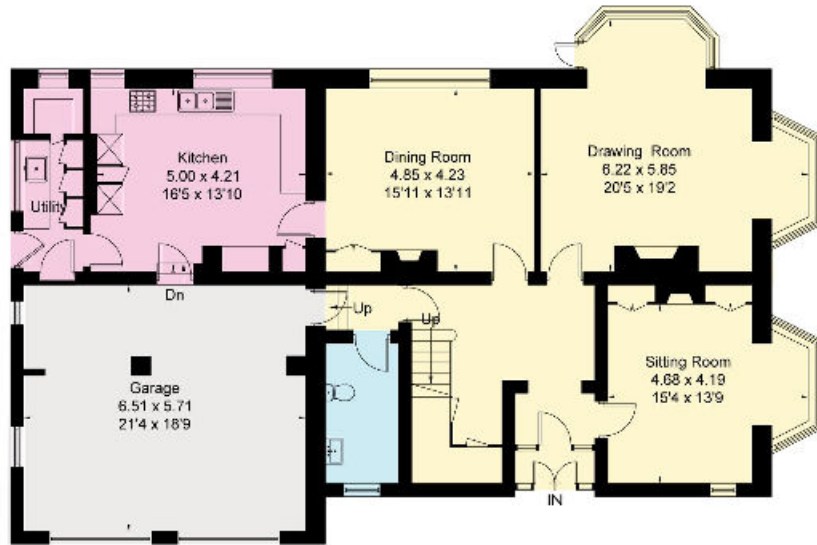
Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-aroup.com 282071



Second Floor



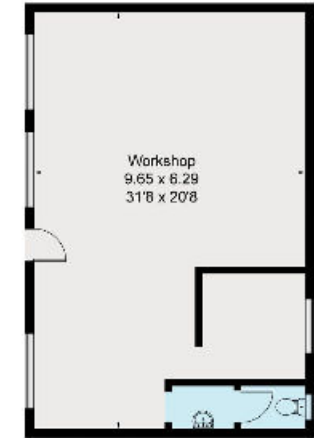
Recessed floor height below 1.5m



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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We would be delighted to tell you more.

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Connecting people & property, perfectly.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated July 2021. Photographs and videos dated July 2021.

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