



Thorngate, West Tytherley, Nr Salisbury

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Full of character and situated in a wonderful rural location, surrounded by open countryside, Thorngate has impressive decorative chimneys and traditional mellow brick and flint elevations. You enter the property into large stone floored hallway which leads to the ground floor accommodation. The kitchen/breakfast room has a walk-in pantry, two oven Aga and electric appliances. The kitchen adjoins a large utility/boot room with a brand new shower room. The sitting room and dining room at the front of the house both have pretty picture windows giving views over the paddocks and woodland beyond. There is also a family room/study with views over the garden and a separate wc. The landing on the first floor is large and particularly light, with windows at the front and back. The main bedroom has an ornamental fireplace and a walk-in wardrobe. There are two further double bedrooms and a single bedroom and a pretty family bathroom with a separate shower.

The house has a charming front garden which is screened by mature hedging, with a path to the front of the house. There is a large paved parking area to the side of the house and an attractive terrace runs along the back of the property and large mature garden. The garage is currently used as a gym. There is an attractive brick and timber building in the garden which could offer potential (subject to planning) as well as a log store and brick built storage cupboard.



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EPC

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Local Authority: Test Valley Borough Council
Council Tax band: G

Guide price
£1,150,000

Tenure: available freehold

Approximate Area = 192.7 sq m / 2074 sq ft
Outbuildings = 28.8 sq m / 310 sq ft
Total = 221.5 sq m / 2,384 sq ft
Including Limited Use Area (3.4 sq m / 36 sq ft)



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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 May 2023. Photographs and videos dated June 2022 and May 2023.

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