



Walnut House, Cholderton, Salisbury





Walnut House, Cholderton, Wiltshire

This recently refurbished period brick and flint property sits within 8 acres of its own land and features five bedrooms, four reception rooms, a high quality kitchen and outside has a swimming pool, paddocks and stables. You enter Walnut House to a central hallway off which are the main reception rooms. These include a sitting room with log burner and double doors leading to the conservatory, which again has double doors on to the patio as well as access to the cellar. The large and light drawing room, complete with an open fire, also has access to the garden, as does the refurbished kitchen/dining room, which features an island. There is also a separate utility room, wc, office and storage room.

Local Authority: Wiltshire Council

Council Tax Band: G

Guide Price: £1,595,000

Tenure: Freehold

Location:

<https://what3words.com/ambient.expires.technical>







The stairs lead to a spacious landing with good storage. The large principal bedroom has ample built in wardrobes, a shower en suite and wonderful rural views. There are four further bedrooms two of which have charming period features including large bay windows, decorative fireplaces and views over the garden and paddocks. A large well-appointed family bathroom serves these bedrooms.





Garden

Approaching Walnut House, you are welcomed by a stone driveway, which could accommodate plenty of parking. The property is secluded location with exceptional views. The main garden sweeps around the house, featuring mature trees and hedges with plenty of flower bed areas. The south-facing garden has a patio area, perfect for enjoying the view or entertaining. The outside of the property also features a pool, pump room, stables, tack and feed room, field shelter and barn.



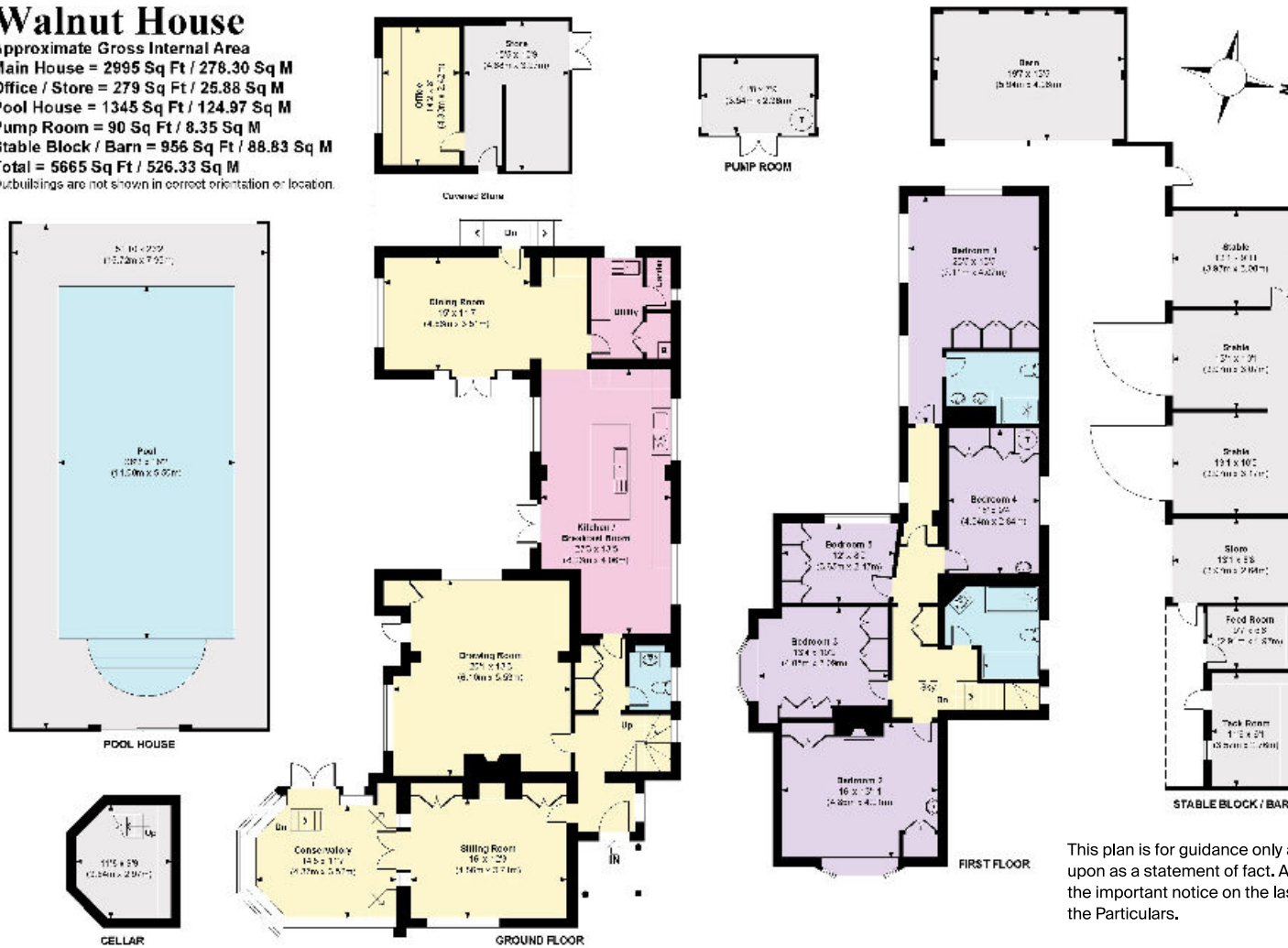


Walnut House is situated within the village of Cholderton. The village has excellent rail and road links, being located near the A303, providing easy access to the south-west and to London via the M3. Cholderton is a welcoming village with a good pub and accomplishes the countryside providing sporting opportunities including fishing on the Avon, golf and racing nearby. The Cathedral Cities of Salisbury and Winchester are within easy reach and have an extensive range of shops, restaurants and cultural attractions. Both cities are well known for their excellent school with prep, state and public schools, including Farleigh, Godolphin, South Wilts Grammar, Chafyn Grove, Bishop Wordsworth, Salisbury Cathedral School, Winchester College and Marlborough College.



Walnut House

Approximate Gross Internal Area
Main House = 2995 Sq Ft / 278.30 Sq M
Office / Store = 279 Sq Ft / 25.88 Sq M
Pool House = 1345 Sq Ft / 124.97 Sq M
Pump Room = 90 Sq Ft / 8.35 Sq M
Stable Block / Barn = 956 Sq Ft / 88.83 Sq M
Total = 5665 Sq Ft / 526.33 Sq M
 Outbuildings are not shown in correct orientation or location.



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

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