



**EVANS & PARTRIDGE**

**THE DOVE HOUSE, 34 THE VILLAGE  
WEST TYTHERLEY, SALISBURY**

















# THE DOVE HOUSE, 34 THE VILLAGE, WEST TYTHERLEY, SALISBURY, HAMPSHIRE, SP5 1NF

**A SUBSTANTIAL PERIOD FAMILY HOUSE THAT HAS BEEN LARGELY EXTENDED WITH CHARACTERFUL ACCOMMODATION EXTENDING TO OVER 3,000 SQ FT, INCLUDING FIVE DOUBLE BEDROOMS (THREE EN SUITE), IN A QUIET CENTRAL VILLAGE SETTING IN ABOUT THREE QUARTERS OF AN ACRE WITH SUBSTANTIAL PRIVATE MATURE GARDENS**

**INTERNAL AREA (3293 SQ FT) WITH DOUBLE GARAGE (3583 SQ FT)  
LANDSCAPED GROUNDS WITH A DIVERSE VARIETY OF LARGE SPECIMEN TREES  
CENTRAL VILLAGE SETTING WITH A SHORT WALK TO PUB AND SHOP  
SPACIOUS LIVING IDEAL FOR ENTERTAINING  
FIVE DOUBLE BEDROOMS SERVICED BY FOUR BATH/SHOWER ROOMS  
SUPER FAST VIRGIN FIBRE BROADBAND TO THE PROPERTY  
THIS PROPERTY IS NOT LISTED - SCOPE FOR EXTENSION STPP**

**OFFERS INVITED AROUND: £1,250,000 Freehold**

## **DESCRIPTION**

A large detached period house featuring an attractive and classic facade which has been substantially extended to the rear. The house is set back from the village lane in a plot that extends to about three quarters of an acre combining attractively landscaped formal gardens and a substantial glade style laid lawn ideal for families or garden enthusiasts. The characterful accommodation is also versatile and could easily be manipulated to create a self-contained annexe area if required. The cottage has the benefit of not being a listed property. The key features of this property are privacy, peace and generous proportions centrally positioned in this highly favoured village.

## **LOCATION**

The property is situated in the picturesque village of West Tytherley which offers an excellent community run Village Shop/Post Office, public house, primary school and two nurseries on the outskirts of the village, church, village hall, recreation ground and play area, and thriving village community. Stockbridge High Street is within a 10 minute drive as well as Salisbury, Romsey and Winchester, all within a close driving distance and providing a comprehensive range of leisure and shopping facilities. There is also an excellent choice of state, grammar and private schools within easy reach. There is a mainline railway station at Grateley (about 9 miles) with fast services to London Waterloo in about 75 minutes and a mainline railway between Southampton and Bristol in the neighbouring village of West Dean (2 miles away).

## **ACCOMMODATION**

<b>Porch</b>	Attractively constructed painted timber framed glazed elevations beneath a vaulted glazed roof standing on brick plinths. Door from driveway. Patterned porcelain tiled flooring. Overhead lantern style light. Internal panelled door into:
<b>Entrance Hall</b>	Coir mat at threshold. Coat hooks. Pine panelled door into:
<b>Dining Room</b>	A cosy dual aspect reception room with open fireplace housing cast iron log burning stove on raised brick hearth. Display sill above. Recess to one side of chimney breast with built-in open fronted display shelving, cupboard beneath. Small pane window to side aspect. Further small pane window to front aspect with detailed panelled surround and concealed pull out pitch pine shutter. Exposed ceiling beam. Wall light points. Hidden door conceals foot of staircase two. Pine panelled door into:
<b>Inner Hall</b>	LED down lighter. Latch door conceals deep understairs storage cupboard. Part glazed pine door to farmhouse style kitchen/dining room. Wide opening and step up into:

<b>Drawing Room</b>	A substantial main reception and entertaining area featuring oak flooring throughout and substantial hardwood frame corner glazing overlooking part of the landscaped gardens with glazed double doors onto terrace. LED down lighters. Coving. Wall light points. Main staircase turning with painted chamfered balustrades and low half landing. Understairs store. Panelled door to study area. Further similar door to large utility/boot room. Pine framed part glazed double doors on Parliament hinges lead down into:
<b>Kitchen/Dining Room</b>	Farmhouse style. Two oven oil-fired Aga with traditional double top, tiled surround and display sill above with utensil hanging rail beneath. A mixture of polished granite and split level hardwood work surfaces. Comprehensive range of Shaker style high and low level cupboards and drawers incorporating deep pan drawers, open fronted plate rack and display shelving. Under counter lighting. Twin bowl Belfast style ceramic sink with mixer tap and drainer to one side. Tiled splash back. Secondary free-standing cooker comprising double oven, grill and four ring hob. Recess and plumbing for dishwasher. Terracotta tiled flooring throughout. Space for large central table. Two small pane windows and half glazed stable style door to side aspect. Small pane window to front aspect with detailed panel surround and concealed pull up shutter. LED down lighters. Exposed ceiling beam. High meter/fuse box cupboard. Built-in corner sideboard and door into:
<b>Walk In Larder</b>	Space for American style fridge freezer, comprehensive shelving, marble cold shelf. Terracotta tiled flooring. Ceiling light point
<b>Study Area</b>	Built-in desk with cupboards and shelving. Ceiling light point. Half glazed door to driveway. Further door into bedroom suite five/potential annexe.
<b>Utility/Boot Room</b>	Large and functional. Roll top work surface with stainless steel sink, cupboards above and below. Recess and plumbing for washing machine. Space for dryer. Space for further fridge freezer. Shelf. Two built-in double cloaks/storage cupboards. Further deep cupboard housing lagged hot water cylinder. Ceramic tiled flooring. Windows to side aspect. Half glazed door to rear porch and driveway. Alcove with shelving. Latch door to:
<b>Cloakroom</b>	White suite comprising corner wash hand basin with mixer tap and tiled splash back. Low level WC. Low level panelling. Obscure glazed window. Ceiling light point.
<b>Bedroom Suite 5/Potential Annexe</b>	Large glazed window overlooking the main terrace. Further low window to side aspect. Wide alcove with built-in corner desk and shelving. T & G panelling to one wall with door into en suite. High level shelving to one side. Double wardrobe. Spotlights.
<b>En Suite Bathroom</b>	White suite comprising wash hand basin on roll top sill with cupboard beneath. Panelled bath with mixer tap to one end. Tiled surround. Low level WC. Window to side aspect. Ceiling light point.
 <b><u>FIRST FLOOR</u></b>	
<b>Central Landing</b>	Long, split level with dormer window to side aspect. Low wide window to opposite aspect. Linen cupboard. Exposed panelling and joists to one end. Wall light point. Doors to:
<b>Upper Sitting Room and Family Area</b>	A spacious reception room with high vaulted ceiling and wide glazed double doors with windows leading to a patio/seating area and steps to the garden. Brick chimney breast and Jotul wood burning stove. Painted panel ceiling with central pendant light point. Strip window to side aspect. Exposed framework currently with a pull down projector screen. Large accessible loft area providing extensive storage.
<b>Principal Bedroom</b>	Large dual aspect double bedroom. Hardwood frame windows to side and rear aspect overlooking the main garden. A range of built-in wardrobes. Down lighters. Panelled door to WC. Steps down to shower and bathroom.
<b>En Suite</b>	White suite comprising bath with mixer tap/handheld shower attachment to one end. Tiled surround, window over. Pedestal wash hand basin. Tiled splash back. Glass shelf, mirror, light and shaver socket above. Glass door into tiled shower enclosure. Down lighters.
<b>WC</b>	Marble tiled flooring. Corner wash hand basin with tiled splash back. Low level WC. Down lighter. Extractor fan.

<b>Bedroom Suite 2</b>	Large double bedroom with small pane pine window to front aspect. Pendant light point. Loft hatch. Built-in wardrobes. Wall lights. Latch door to eaves cupboard. Further latch door into:
<b>En Suite Bathroom</b>	Large, recently replaced. Panelled bath with mixer tap/handheld shower attachment to one end. Tiled surround. Pedestal wash hand basin. Low level WC. Corner curved glass/metro tiled enclosure with Mira wet shower. Herringbone limed oak effect flooring. LED down lighters. Obscure glazed window to front aspect. Eaves cupboard. Shaver socket. Loft hatch.
<b>Bedroom 3</b>	Small pane window to front aspect. Built-in double wardrobe with high level shelving to one side and further alcove to chimney breast. Loft hatch. Down lighters.
<b>Bedroom 4</b>	Irregular shaped double bedroom with high display shelving. Down lighters. Windows to side aspect. Door to deep wardrobe.
<b>Family Bathroom</b>	White suite comprising bath with mixer tap/handheld shower attachment, tiled surround, pedestal wash hand basin, tiled splash back with mirror above, glass door into tiled shower. Double cupboard housing lagged copper hot water cylinder. Full height dormer to side aspect with low level shutters. Down lighters.
<b>WC</b>	Marble tiled flooring. Mini pedestal wash hand basin with tiled splash back. Low level WC. Down lighters. Exposed purlin. Corner bookshelves. Extractor fan.
<b>OUTSIDE</b>	Splayed entrance onto village lane. Block paved apron onto decorative stone edged shingle drive with turning area and continuing to one side of the house to additional parking and garage. Level front garden lies to either side. Lawns with shrubs and specimen trees. Conifers, apple tree, rose and herbaceous borders, circular raised brick well. Oil tank.
<b>Extending Drive and Patio</b>	Timber shed and log store to one side. Mature yew and hazelnut trees to the boundary. Wide covered porch with doors to study area and utility/boot room. Electric remote operated up and over door into:
<b>Double Garage/Workshop</b>	Shelving. Alcove housing oil-fired boiler. Power points and strip lighting.
<b>Formal Garden Area</b>	Extending to the side (south facing) and rear (west facing) of the main house. Paved terrace with surrounding brick retaining walls and curved steps up to a gently sloping shaped lawn with well stocked herbaceous borders. Rockery edge, wildlife pond and a variety of beautiful and well established specimen trees, including a fine weeping lime, larch and variegated maple. The gardens are enclosed by fencing and hedging plants and enjoys a great deal of privacy. To the rear of the formal garden area wide central sleeper/brick steps with deep borders to either side rises to:
<b>Upper Garden and Lawn</b>	A large undulating glade style area completely surrounded by mature trees and hedging plants. Large Photinia to the rear boundary. Fruit trees and vegetable garden area, raised beds, fruit cage and greenhouse. An ideal and safe play area for children.
<b>Services</b>	Mains water and electricity. Private drainage. Oil heating. Fast Fibre Broadband. Note: No household services or appliances have been tested and no guarantees can be given by Evans & Partridge.
<b>Directions</b>	SP5 1NF
<b>Council Tax Band</b>	G

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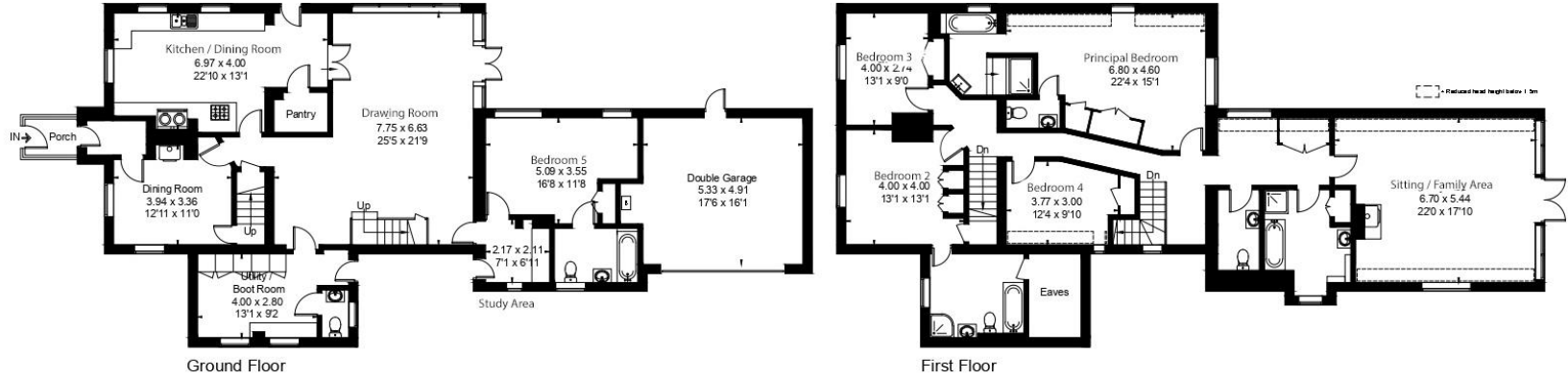
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**[www.evansandpartridge.co.uk](http://www.evansandpartridge.co.uk)**

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Approximate Floor Area = 306.0 sq m / 3293 sq ft  
 Garage = 27.0 sq m / 290 sq ft  
 Total = 333.0 sq m / 3583 sq ft



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Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(95-100)	<b>A</b>		
(81-94)	<b>B</b>		
(69-80)	<b>C</b>		74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	43	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
<small>England, Scotland &amp; Wales</small>		<small>EU Directive 2002/91/EC</small>	