



EVANS & PARTRIDGE

THYME HOUSE, STANDING HILL
WEST TYTHERLEY, SALISBURY















THYME HOUSE, STANDING HILL, WEST TYTHERLEY, SALISBURY, HAMPSHIRE SP5 1NW

A UNIQUE DETACHED FOUR BEDROOM HOUSE WITH A CONTEMPORARY DESIGN TOGETHER WITH A LARGE VERSATILE CAR BARN SET IN A STUNNING MATURE GARDEN AND ENJOYING A PEACEFUL TUCKED AWAY POSITION ON THE EDGE OF THE SOUGHT AFTER VILLAGE OF WEST TYTHERLEY.

TRACK WITH ACCESS TO SHOP, PUB, CHURCH AND SCHOOL
NEAR ACCESS TO BENTLEY WOODS WHICH OFFERS OUTSTANDING WALKS
BEAUTIFUL WELL STOCKED GARDENS AND GROUNDS
GROUND SOURCE HEAT PUMP (RECENTLY RENEWED)
POTENTIAL TO CREATE ANNEXE/HOLIDAY LET
FIBRE BROADBAND CONNECTION

OFFERS INVITED AROUND: £1,300,000 Freehold

DESCRIPTION

An outstanding and characterful modern property, a quality build designed to make best use of its south west facing garden and this magnificent attractive rural secluded setting on the outskirts of the village and near Bentley Wood. The property was built in 2006 with Chilmark stone and brick elevations beneath a tiled roof. The structure is highly insulated and has ground source heating supplemented by an oil fired Alpha range, it is interesting to note that the oil tank has only been filled three times in 10 years. The property has been further enhanced by the present owners who have added a second floor providing two additional bedrooms and a shower room. The two main bedrooms are on the first floor each with an en suite. The ground floor living space is particularly generous with four reception rooms ideal for family life and entertaining. Agent's Note: "Location, location" - if peace and seclusion is of importance to you, this is a property that you would only stumble across if given specific directions, a quiet rural setting with just a couple of neighbours - and a wonderful country retreat.'

LOCATION

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

ACCOMMODATION

Entrance	Paved approach. Wide curved glass canopy/porch. Part glazed hardwood panelled door into:
Reception Hall	Travertine tiled flooring. LED downlighters. Half glazed door to living room. Further half glazed stable style door into kitchen/breakfast room. Panelled door at one end into:
Plant Room	Housing pressurised hot water cylinder, expansion tank, fuse box, meter and coat hooks.
Drawing Room	A substantial, light and airy, dual aspect reception room. Central open fireplace housing log burning stove. Oak mantelpiece above. Travertine tiled hearth. Ceiling light points. Aluminium frame glazed doors to the side terrace and garden. Two pairs of hardwood frame glazed folding doors to either side of chimney breast, opening into garden room. Ceiling light point. Wide opening to inner hall and staircase.

Living Room	A further substantial reception room featuring full width aluminium frame glazed bi-fold doors to the front, opening on to the main driveway and gardens. Contemporary raised Stovax log burner with exposed stainless steel flue on large granite hearth with log store beneath. Two pendant light points. Wall light points. Stained glass window to rear aspect. Timber effect vinyl flooring throughout. Corner cupboards (one housing ground source heat pump unit). Pull down hatch with ladder to large boarded loft space.
Garden Room	A salient feature of this remarkable home is a double glazed conservatory spanning the front of the main house. Double height profile glazed ceiling standing on high aluminium frame glazed elevations. Full height glazing to either gable end each with double doors to outside. The front standing on brick plinths. A fantastic entertaining area with views over the pond and landscaped gardens. Travertine tiled flooring throughout. Spotlights. Cantilevered internal balcony/gallery connects the first floor bedrooms and landing. Three pairs of hardwood folding glazed doors; two lead into the drawing room and a further set into the kitchen/breakfast room.
Study	(Potential Ground Floor Bedroom) Dual aspect. Aluminium frame glazed door to side terrace and garden. Deep window to rear aspect overlooking kitchen/garden area. Pendant light point.
Kitchen/Breakfast Room	Rolled top oak effect work surfaces with a range of cream Shaker style cupboards and drawers. Bespoke Elm Dresser. Oil fired Apha with two ovens and double hob. Separate Whirlpool full ring hob with extractor, integral single oven and dishwasher. Travertine tiled flooring throughout. Window to side aspect.
Utility	Triple aspect. Two part glazed doors at either end and further window to rear aspect. Long oak effect roll top work surface with inset 1½ bowl ceramic sink, mixer tap and handheld spray, ceramic tiled splashbacks. A range of high and low level cupboards including a double fronted larder cabinet with basket shelving. Further full height shelved unit recess and plumbing for washing machine, recess for dryer. Space for two tall fridge/freezers. Further deep recess, ideal for dog bed or other appliances. Travertine tiled flooring. LED downlighters. Numerous coat hooks and panelled door into:
Cloakroom	White suite, ceramic wash hand basin with mixer tap and tiled splashback, double cupboard beneath. Low level WC. Travertine tiled flooring. Obscure glazed window to rear aspect. Pendant light point.
 <u>First Floor</u>	
Large Central Landing	Long wooden balustrade overlooking stairwell with contemporary long pendant light point/chandelier and two Velux windows to the rear aspect. Folding glazed doors onto a long balcony overlooking the garden room, gardens and connecting the first floor accommodation. Open tread oak staircase to second floor. A long range of built in wardrobe cupboards. Panelled doors to principal and guest bedroom suites.
Principal Bedroom	Large triple aspect double bedroom with dressing area. Folding glass doors onto internal balcony. Window to side aspect and two Velux lights to rear aspect. Two pendant light points. Built in wardrobes. Panelled door to:
En Suite Bathroom	Tall free standing roll top bath with raised mixer taps/hand held shower attachment. Raised oval wash hand basin with side mixer tap on marbled sill with drawers beneath. Tiled splashback and large mirror above with light above, shaver socket to one side. Large frameless glass enclosure with overhead and handheld shower attachments. Chrome towel radiator. Picture window to front aspect. LED downlighters. Extractor fan.
Bedroom Suite 2	Large dual aspect double bedroom. Folding glass doors onto internal balcony. Aluminium frame glazed double doors opening onto a steel outside balcony with balustrade, enjoying views over the gardens and beyond. Pendant light point. Panelled door into:
En Suite	White with wide ceramic wash hand basin, central mixer tap and electric mirror above with shaver point, a range of drawers beneath. Low level WC. Opening to side of part block glass wall into mosaic tiled shower enclosure. Porcelain tiled flooring and skirting. Mirror fronted medical cabinet. Velux light to rear aspect. Chrome towel radiator. LED downlighters and extractor fan.

Second Floor

Central Landing	Large Velux to rear aspect. Doors to bedrooms three, four, shower room and separate toilet.
Bedroom 3	Double bedroom. Central bedhead. Double glazed triangular window with bespoke Hillarys slatted blinds to side aspect enjoying views and Velux to rear aspect. Built-in storage cupboard. Numerous power points and lamp ring with central switch.
Bedroom 4	A good sized single bedroom. High apex glazing at gable end. Large Velux to rear aspect. Built-in low cupboard with display sill above. LED downlighter.
Shower Room	Ceramic wash hand basin with tiled splashback, mixer tap and storage beneath. Open fronted shelving to one side. Glass door into shower enclosure with electric shower. Towel radiator. Velux to rear aspect. LED downlighters. Extractor fan.
Cloakroom	Deep wash hand basin with side mixer tap, tiled splashback, cupboard beneath and mirror above. Low-level WC. Towel radiator. Velux to rear aspect. LED downlighter. Extractor fan.
Outside	Approached at the end of Standing Hill where there is a short gravel track leading to a splayed hard standing outside the property. Ornate iron pedestrian double gate. Timber double gates give vehicular access; beneath a Wisteria covered pergola. Substantial herringbone block paved driveway providing comprehensive parking extending to the side of the main front garden area.
Outbuilding/Car Barn	A large car barn attractively constructed with block and weatherboarded elevations standing on brick plinths beneath a cropped hip, clay, tile, roof. Central barn style double doors. Power floated smooth concrete flooring with large central steel edge inspection pit. Three windows to the side aspect. Fluorescent strip lights. Numerous power points. Car inspection pit.
Main Garden	The main garden wraps around the southerly front and eastern side of the property. Beautiful large lawn with central Pleached Limes and Birch trees. Fantastically well-stocked, colourful surrounding herbaceous borders, full of flowers, shrubs and interesting specimen trees. Long ornamental stone edged pond outside garden room with coloured water, mini fountain and Lavender borders. Raised curved Sandstone terrace extends round the western edge of the house. Corner summerhouse and a choice of seating areas. Hedging with central Honeysuckle covered walk-way leads to the rear garden
Rear Garden	Laid to gravel with sleeper retained raised flower borders. Further raised planters for herbs and salad. Greenhouse. Oil tank (that has been filled only twice over a ten-year period). To the far end of the house there is a paved and gravel area, Olive tree and long log store.
Services	Mains water and electricity. Private drainage. Ground source heat pump. Note: No household services or appliances have been tested and no guarantees can be given by Evans and Partridge.
Directions	SP5 1NW - best to use 'What3words': Spearhead/Stall/Pesky.
Council Tax	F

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