



THE POPLARS, HURDCOTT – Guide £830,000

Winkworth



THE POPLARS HURDCOTT, SALISBURY, WILTSHIRE, SP4

We are delighted to present this handsome, five-bedroom, house nestled in the picturesque village of Hurdcott. From the moment you step inside, you will be greeted by a homely and inviting atmosphere that is perfect for creating lifelong memories. This comfortable property offers ample space, making it ideal for families or those who love to entertain.

The house boasts an array of wonderful features, including decorative brick walls, original beams and large open fires which blend beautifully with the fabulous, modern kitchen/breakfast room with Aga and island unit. Five good sized bedrooms with lots of storage are in the main house and additionally, there is an annex with two further bedrooms.

The Annex has previously been run as a successful Air B&B with Super Host status producing a strong income and this could form another income stream or be a great option for multi-generational living.

AT A GLANCE:

- Entrance Hall
- Sitting Room
- Dining Room
- Family Room
- Utility Room
- Kitchen/Breakfast Room

First Floor

- Principal Bedroom plus a large double bedroom
- Two bathrooms and one shower room

Second Floor

- Three bedrooms
- Shower Room

Annex

- Sitting Room/Bedroom and Shower room
- Bedroom with further sitting area and Shower room

Outside

- Integrated Garage
- Garden
- Terrace
- Off Street Parking

SERVICES:

- Oil Fired central heating
- Mains Water, Electricity and Drainage
- EPC Exempt due to Listed status
- Wiltshire Council Tax Band G
- Superfast broadband available in the area



LOCATION

The Poplars is situated on Hurdcott Lane, which has the River Bourne on one side and pony paddocks on the other. There is a primary school in nearby Winterbourne Earls and there are a number of well-regarded schools in Salisbury, as well as around Andover. Stations at Salisbury and Grateley link to London Waterloo and the A303 connects to London and the West Country.

DIRECTIONS

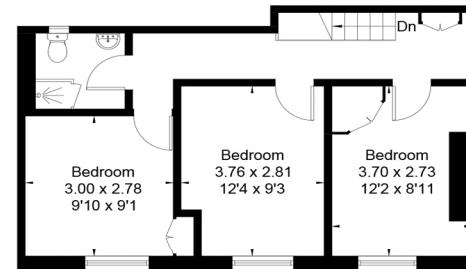
From Salisbury: travel northwards on the London Road, passing underneath the railway bridge, at the next roundabout take the first exit onto the A338 heading northwards. At the twin roundabouts, turn right in a dogleg towards Winterbourne Earls. Turn left onto Hurdcott Lane, signposted The Poplars Bed and Breakfast. As the lane bears round to the right, The Poplars will be found on the lefthand side with the parking just after the house.

From London: travel westwards on the M3, then the A303, taking the A343 exit toward Salisbury at Andover, continue to follow A343 for approximately eight and a half miles, continue onto the A30 in the direction of Salisbury for around four and a half miles, at the roundabout before Salisbury, turn right onto the A338 heading northwards. At the twin roundabouts, turn right in a dogleg towards Winterbourne Earls. Turn left onto Hurdcott Lane, signposted The Poplars Bed and Breakfast. As the lane bears round to the right, The Poplars will be found on the lefthand side with the parking just after the house.

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Approximate Floor Area = 238.6 sq m / 2568 sq ft (Including Garage)
 Annexe = 52.9 sq m / 569 sq ft
 Total = 291.5 sq m / 3137 sq ft

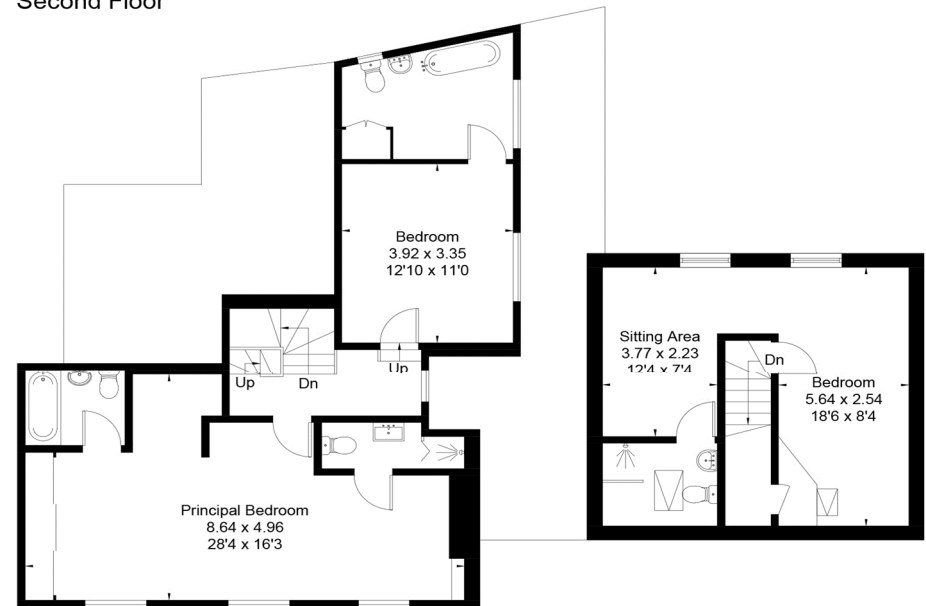


Second Floor



Ground Floor

Annexe -
Ground Floor



First Floor

Annexe -
First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.
 All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #61676

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