



BERWICK ST. JAMES, WILTSHIRE, SP3

£875,000 FREEHOLD

Winkworth



WHITE LODGE, BERWICK ST. JAMES, WILTSHIRE, SP3 4TZ

White Lodge comes to the market for the first time in over thirty years. Bordering the renowned Druid Lodge Estate, the location is both desirable and prestigious and lies within a secluded position with spectacular views over neighbouring fields.

A unique property, White Lodge is around 2,500 sqft. This property offers an abundance of space with the potential opportunity for further enhancement (subject to the requisite permissions).

AT A GLANCE:

Ground Floor:

- Entrance Hall
- Kitchen
- Dining Room
- Living Room
- Downstairs Loo
- Conservatory

First Floor:

- Four Double Bedrooms
- Two Bathrooms

Outside:

- Large Garden - Approximately 1 Acre
- Wonderful Views
- Garage
- Plenty Of Parking

SERVICES:

- Oil Fired Central Heating
- Mains: Water and Electricity
- Private Drainage
- Council Tax Band: G
- EPC Band: E



LOCATION

White Lodge sits on the edge of the pretty village of Berwick St James which is situated in the beautiful Wylde Valley. The village has a popular pub, The Boot Inn, in addition to an excellent farm shop that specialises in free range beef and pork produced on the farm. The nearby cathedral city of Salisbury offers a wider range of shopping and entertainment facilities including a theatre and cinemas.

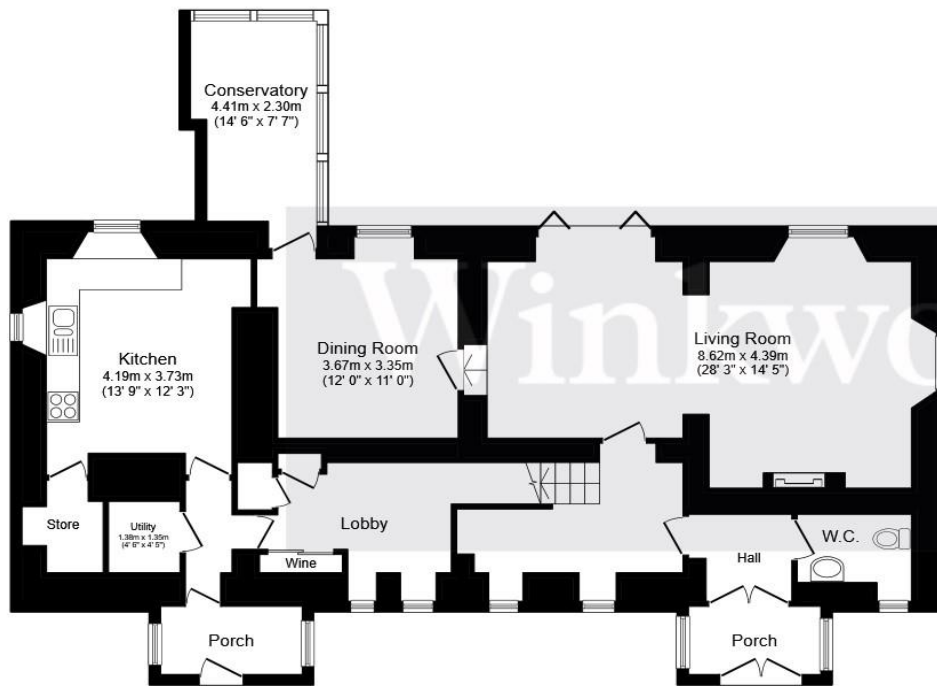
Set in an idyllic position, Berwick St James is conveniently situated with both good connections to London airports and the national motorway network via the A303. In addition, Salisbury has a direct train service to London Waterloo (90 mins). The Wylde Valley offers extensive walking, cycling and riding opportunities.

The area is well known for its excellent schools both state and private including; Chafyn Grove, Salisbury Cathedral School, Godolphin, South Wilts and Bishop Wordsworth's Grammar Schools. Further afield are Farleigh, Port Regis, Sandroyd, Bryanston and Marlborough. There are also a range of primary schools nearby in Shrewton, Codford and Wylde.

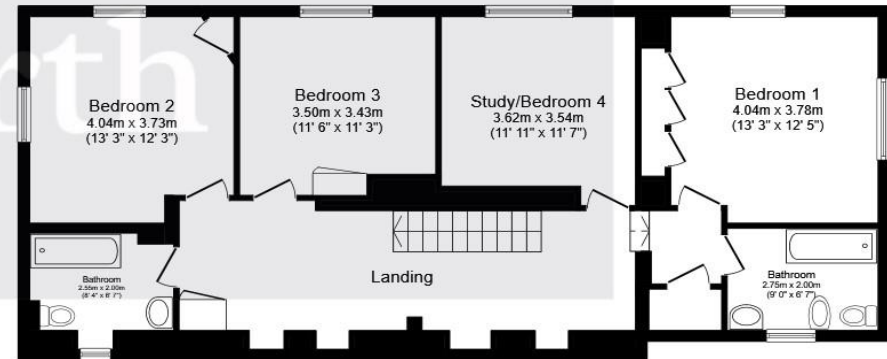
Agents Note: There is a footpath that passes to the East of the property.



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



Ground Floor



First Floor

Total floor area 232.0 sq.m. (2,497 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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