



**The Old School House, 21 The Village, Salisbury SP5 1JX**

**Winkworth**



## DETACHED FOUR BEDROOM CHARACTER HOME.

West Tytherley is a picturesque rural village in the heart of the Test Valley, surrounded by beautiful open countryside. The village offers a selection of traditional amenities, including a charming village shop/post office, a historic church, a welcoming pub, and a well-regarded Church of England primary school. Its strategic location provides convenient access to nearby towns such as Salisbury, Winchester, and the market town of Romsey. This makes it ideal for those needing strong transport connections, with excellent rail and motorway links nearby. The mainline stations at Grateley (approximately 8 miles away) offer fast services to London Waterloo in just 75 minutes, while Dean station (around 4 miles away) provides connections to Southampton to the east and Bristol via Salisbury to the west. The area is well-served for leisure enthusiasts with excellent opportunities for fly fishing and golf, adding to its appeal.

This Grade II listed property is situated within a conservation area in the heart of the village. Originally built in 1842 as the village school for the Barings family, the property is rich in historical charm. Character features include distinctive brickwork with blue brick diaper patterns, cast-iron diamond-patterned casement windows set under elegant rubbed brick arches, and exposed beams throughout. The house has been sympathetically updated, balancing its period charm with modern comfort.

On the ground floor, you'll find three inviting reception rooms: a living room with an open wood-burning fireplace, a family room with a charming bay window, and a spacious dining room complete with a built-in dresser. The contemporary kitchen has been thoughtfully renovated in a shaker style, featuring high-end appliances, a marble butler sink, quartz countertops, and stylish lighting. A fourth bedroom, currently on the ground floor, is accompanied by a utility room and cloakroom for added convenience.

Upstairs, the home offers three additional bedrooms, including a principal bedroom with en-suite facilities. It also has a modern family bathroom equipped with a mixer shower over the bath and a striking marble sink.

The property is set on approximately 0.3 acres. It is approached via a private driveway with ample parking space leading to a double garage, which is fully equipped with power and lighting. The rear garden is a tranquil retreat, featuring several patios, a generous lawn bordered by mature shrubs and woodland, and a historic outdoor toilet that recalls the property's former use. This private and secluded garden offers a perfect balance of space and serenity, ideal for both relaxation and entertaining.

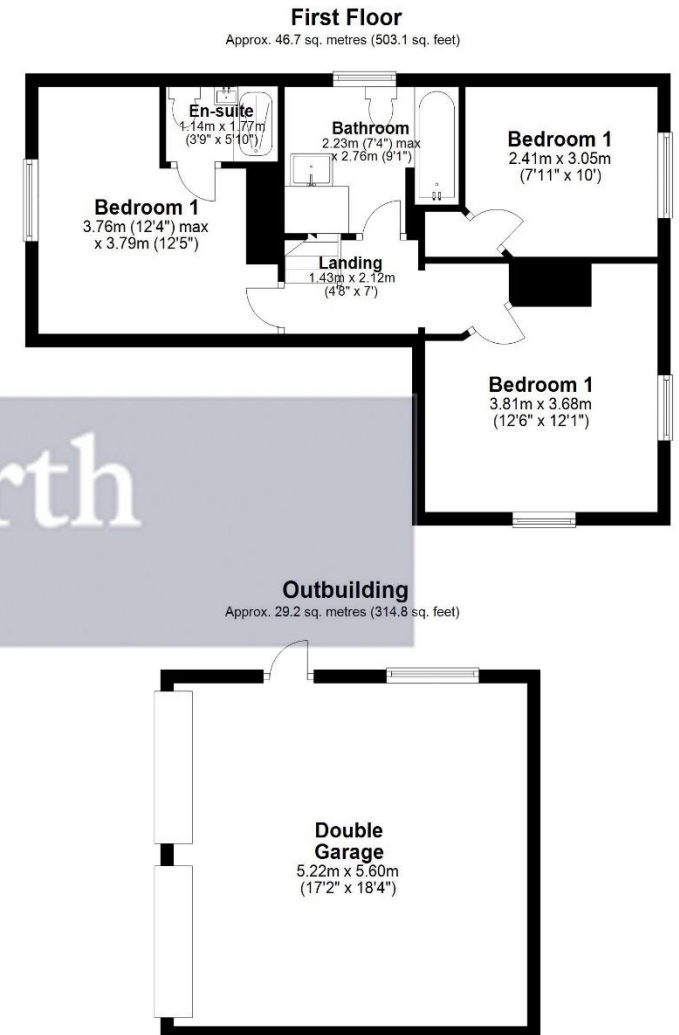
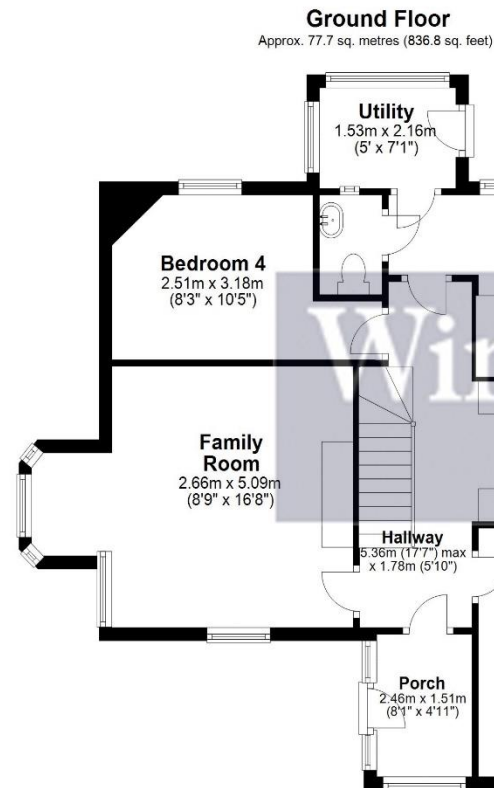
- Mains Drainage
- New Electric Heaters
- Ultrafast broadband available
- No onward chain
- Council tax band 'F' TVBC





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**Address: The Old School House, 21  
The Village, West Tytherley  
Salisbury SP5 1JX  
Council Tax Band: 'F' Test Valley DC  
Cost circa. £3,021.70 pa  
EPC: N/A  
Tenure: Freehold**



Total area: approx. 153.7 sq. metres (1654.7 sq. feet)

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