



Shardeloes, Rectory Hill, West Dean, Salisbury, SP5 1JL

Winkworth



STUNNING DETACHED HOME

The beautiful village of West Dean lies close to the Hampshire/Wiltshire County border. West Dean is conveniently positioned almost midway between Salisbury, Stockbridge and Romsey. Everyday amenities can be found in the nearby villages of Lockerley and West Tytherley with the larger town of Salisbury providing a more extensive selection of shops, pubs and restaurants. The property enjoys close proximity to excellent local schooling for all ages, both in the state and private sectors, falling within catchment of the highly regarded Salisbury grammar school. Commuter links are excellent with a train station in West Dean, and easy access to the A303, A34, M3 & M27.

Shardeloes is a striking detached family home set in the most wonderful plot of approximately 0.5 of an acre. The property, originally a bungalow has been occupied by the existing owner in excess of 27 years and has been extended and upgraded throughout the years creating a spacious and versatile family home. On the ground floor a generous entrance hallway leads to all principal ground floor rooms. The hall is large enough to currently be set up as a dining room. Further accommodation on offer includes a kitchen/breakfast room, triple aspect drawing room with feature log burner, a further snug/sitting room, separate study and a generous bedroom with en-suite plus a family bathroom with sauna. To the first floor are four bedrooms, one of which is currently set up as a study but could easily revert to a bedroom. The master bedroom benefits from a sizable dressing room and en-suite. Bedroom two benefits from stunning views over the garden. A further family bathroom on this floor facilitates the remaining bedrooms. The property is wonderfully light and airy throughout.

The property is set in the most wonderful, mature gardens approaching 0.5 of an acre. Gates lead to the private driveway providing parking for multiple vehicles that leads to the detached double car port with store to rear. The superb rear garden offers a high degree of privacy and is bordered by a brick wall, fencing, mature shrubs and specimen trees. A paved patio area property provides an ideal area for outside entertaining. The rest of the garden is mainly laid to lawn.





Winkworth

Address – Shardeloes, Rectory Hill, West Dean, Salisbury SP5 1JL

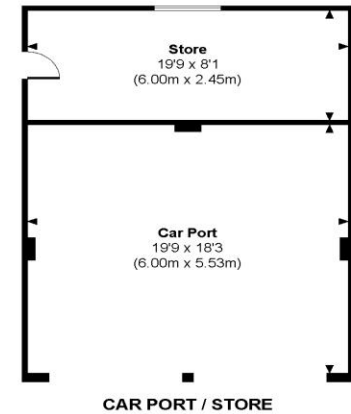
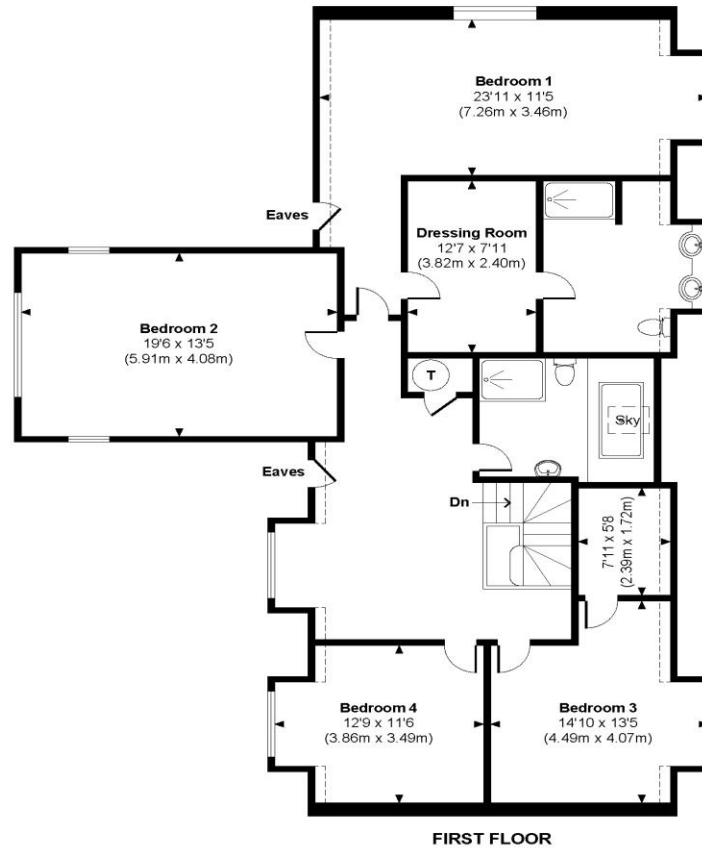
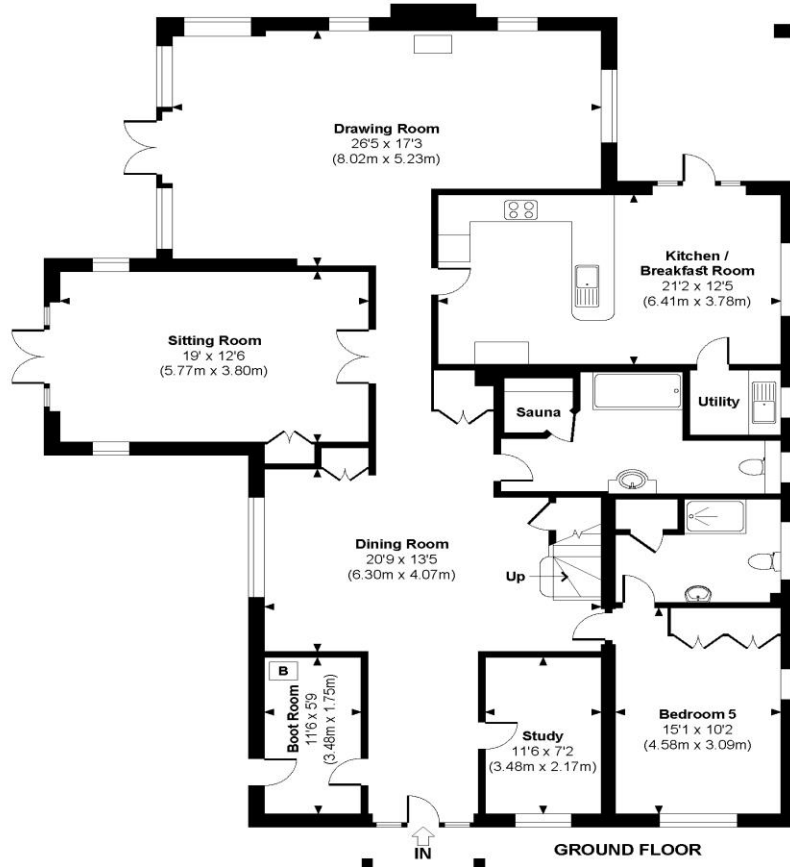
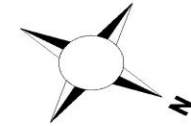
Council Tax Banding – 'E'

Freehold

Shardeloes

Approximate Gross Internal Area
 Main House = 3498 Sq Ft / 325.02 Sq M
 Car Port / Store = 522 Sq Ft / 48.48 Sq M
 Total = 4020 Sq Ft / 373.50 Sq M

Outbuildings are not shown in correct orientation or location.
 Includes areas with Restricted room height.



© www.propertyfocus.co | Professional Property Photography & Floorplans

This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

--- Indicates restricted room height less than 1.5m.

winkworth.co.uk/romsey

Winkworth Romsey

18 Market Place, Romsey, Hampshire, SO51 8NA
 01794 511911 | romsey@winkworth.co.uk

winkworth.co.uk/romsey

Winkworth Winchester

2 Black Swan Buildings, Southgate Street,
 Winchester, Hampshire, SO23 9DT
 01962 866777 | winchester@winkworth.co.uk

Winkworth Mayfair & Country House Department

11 Berkeley Street, Mayfair, London, W1J 8DS
 020 7871 0589 | countryhouse@winkworth.co.uk

Winkworth

See things differently