



Sceptre Lodge, Elston, Shrewton, Salisbury, Wiltshire, SP3 4HN

Guide Price £500,000 Freehold



## **A charming detached property of considerable character, quietly situated off a private lane together with garden, parking and garaging.**

### **Directions**

From Salisbury take the A360 northwards, over the A303 roundabout and turn left at the next roundabout (Stonehenge Visitor Centre) towards Shrewton. Proceed into the village and turn right at the mini-roundabout into the High Street. As the road bears sharp right take the left hand turn into the Hollow and follow the road to the right into Elston Lane. Continue past the veterinary clinic on the right hand side and take the next right turning. Take the first turning right into a private lane which leads to Sceptre Lodge on the left hand side.

### **Description**

The property is a detached single storey residence quietly situated at the end of a private lane, in a highly sought after rural location to the north of the popular village of Shrewton. Believed to be some 250 years old and originally built as two cottages, the property was then converted to stables and at one time housed the famous racehorse Sceptre (1899-1926). Constructed of a variety of walls including cob and brick under a tiled roof, the elevations are white washed with metal, wood and UPVC windows. Internally the ceilings are vaulted with black painted timbers and oil fired central heating has been installed. The garden is of good size and private, there is ample parking, garage and workshop. There is a further area of land on the other side of the lane. Sceptre Lodge is now perfect for modernisation and alteration and vacant possession is offered.

### **Property Specifics**

The accommodation is arranged as follows, all measurements being approximate:

#### **Entrance hall 16'4" x 9'8" max (5m x 2.97m max)**

Hatch to loft, wall timbers.

#### **Shower room**

Tiled shower cubicle with thermostatic mixer shower, low level WC and wash-hand basin. Heated towel rail, extractor fan.

#### **Sitting room 20'0" x 14'5" (6.1m x 4.41m)**

Ornamental fireplace with inset stove. Cupboard housing consumer units.

#### **Kitchen/breakfast room 17'10" x 9'9" (5.46m x 2.98m)**

Range of tiled work surfaces with base and wall mounted pine cupboards and drawers. Single drainer stainless steel sink unit with mixer tap, space for electric cooker, space for fridge/freezer, two Velux windows and built-in cupboards. Door to:

#### **Utility room 11'8" x 8'5" (3.58m x 2.57m)**

Grant oil fired boiler for central heating and hot water, back door to garden, single drainer stainless steel sink unit, cupboards and drawers.

#### **Bedroom one 14'2" x 13'1" (4.34m x 4m)**

Range of built-in cupboards. Door to:

#### **Bathroom 12'1" x 7'3" (3.7m x 2.21m)**

Suite of panelled bath, low level WC and wash-hand basin. Extractor fan, striplight and shaver socket. Hatch to loft.

#### **Bedroom two 13'8" x 12'4" (4.17m x 3.76m)**

Range of built-in wardrobes.

#### **Bedroom three 16'4" x 9'8" (4.98m x 2.97m)**

Tiled fireplace with fitted gas fire, wall timbers.

### **Outside**

#### **Garage 18'0" x 16'0" (5.49m x 4.88m)**

Up and over door, light and power. Pedestrian door to:

#### **Workshop 11'8" x 10'2" (3.57m x 3.12m)**

Pedestrian door to front with windows to front.

### **Gardens**

Sceptre Lodge sits behind a dense beech hedge offering considerable privacy and the gardens lie to the north and the east. A five-bar gate leads to a long brick paved driveway with parking for a number of vehicles. Lawned flowerbeds to side. Beyond this is a further lawned area with raised paved seating with flowerbeds, climbing plants and shrubs. Steps from here lead to a further area of garden with lawn, flowerbeds and shrubs, mature beech tree, wooden garden shed. On the other side of the lane is a further area of garden with five-bar gate leading to brick hardstanding area, hedging, shrubs, trees and partially enclosed by a brick and flint wall.

### **Services**

Mains electricity is connected to the property. Oil fired central heating. Septic tank drainage. Private water supply (for further details contact the agent).

### **Points of note**

Sceptre (1899–1926) was a British-bred and British-trained Thoroughbred racehorse whose career ran from 1901 to 1904. Sceptre was bred by Hugh Grosvenor, 1st Duke of Westminster at his Eaton Stud in Cheshire. Her sire, Persimmon, had won The Derby and St. Leger in 1896 and the Eclipse Stakes and Ascot Gold Cup in 1897. Sceptre's dam, Ornament, was sired by the Duke of Westminster's Bend Or and was herself a full sister to Triple Crown winner Ormonde. In 1902, she became the only racehorse to win four British Classic Races outright.

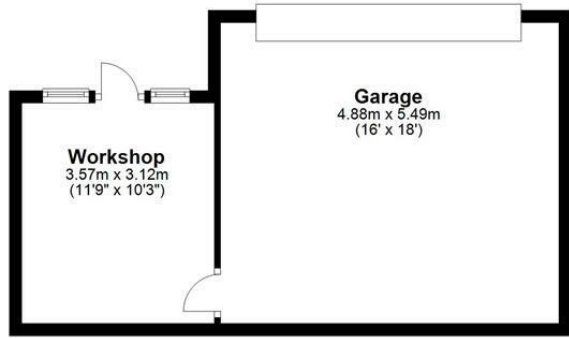
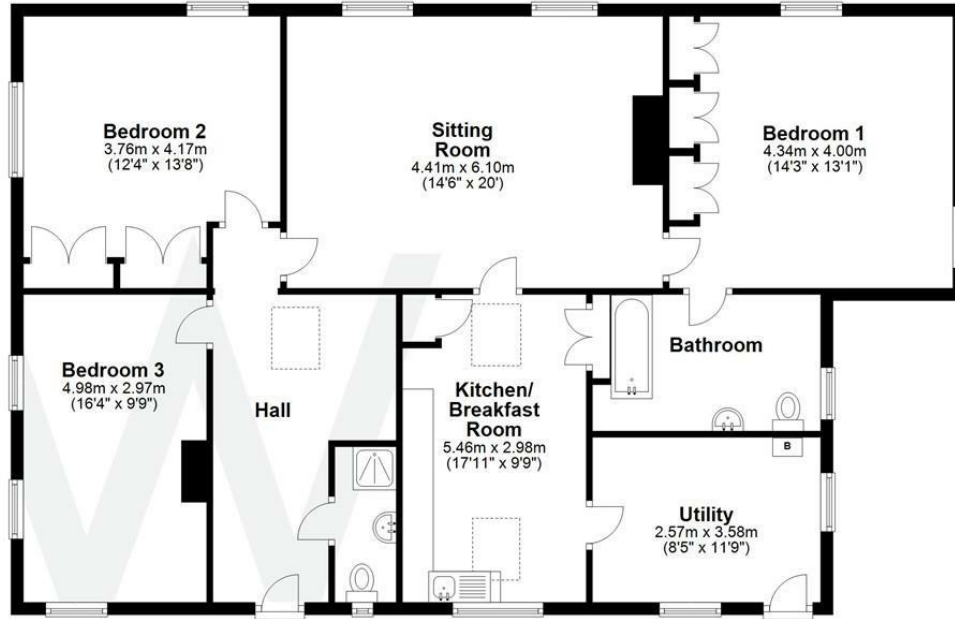
### **Outgoings**

The Council Tax Band is 'E' and the payment for the year 2020/2021 payable to Wiltshire Council is £2,337.82.



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

**Ground Floor**  
Approx. 165.0 sq. metres (1776.2 sq. feet)



Total area: approx. 165.0 sq. metres (1776.2 sq. feet)



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