



Avonhill House, 8a Stonehenge Road, Amesbury, Wiltshire, SP4 7BA

£1,100,000

Large family home set in nearly two acres of lovely grounds and in an exceptionally private location.

Directions

From Salisbury take the A345 to Amesbury. On entering the town turn left at the roundabout onto Salisbury Street. Bear left at the end onto Church Street. Proceed over the river and bear right onto Stonehenge Road where the Driveway to Avonhill House will be seen after a short distance on the left.

Description

Avonhill House occupies a unique position on the edge of West Amesbury which itself lies at the top of the beautiful Woodford Valley and within the boundary of the Stonehenge World Heritage Site. Unseen from the road, the house is approached over a private lane and enjoys a wonderful, private setting, surrounded by grounds approaching two acres. Constructed in 1957, the house has been extended and improved over the years to form a substantial country house with carefully planned accommodation that has an excellent, flowing layout offering space to entertain. The well proportioned rooms are elegant and spacious and make the most of the setting, with large picture windows framing the views of the garden and allowing natural light to flood in. The entrance to the property is through a five bar gate leading to a large gravelled driveway offering plenty of parking, which also leads to the double garage. The grounds then flow to all sides of the house leading to woodland and River Avon beyond together with a southerly aspect. Vacant possession is offered.

Location

Located on the edge of West Amesbury in a stunning rural setting with the River Avon close by and easy access to open countryside. Amesbury town centre is approx. 1 mile away with supermarkets, public houses, hotels, fitness centre, post office, cafes, doctors' surgery, dentist, hairdressers and a variety of shops. The A303 to London and the west country is about 1.5 miles. There are primary and secondary schools nearby whilst the cathedral city of Salisbury is about 8 miles to the south.

Entrance Hall

A large welcoming room with stairs to first floor with curving oak balustrade, exposed wooden flooring, large archway to:

Garden Room/Study

Beautifully light room with sliding doors leading to the garden and sitting area.

Sitting Room

Lovely double aspect room with Jetmaster fire and with views over the gardens to woodland and River Avon beyond.

Dining Room

Spacious room with bay window to side elevation.

Cloakroom

Kitchen/Breakfast Room

Light, double aspect room fitted with an extensive range of painted units, island unit with one and a half bowl stainless steel sink with mixer tap over, space and plumbing for dishwasher, built in double oven and hob, ceiling downlighters. Large walk-in larder.

Utility Room

Door to garden, sink unit, storage space, plumbing for washing machine and appliance space.

Landing

Bedroom 1

A lovely double aspect room overlooking the rear garden, built in wardrobes and large walk-in dressing room.

Ensuite Bathroom

White suite of panel bath with shower attachment and folding glass screen, wc and hand basin. Laminate flooring, tiled walls.

Bedroom 2

Double aspect room with built in cupboards.

Ensuite shower room.

Good sized room with shower cubicle, wc and hand basin.

Bedroom 3

Built in wardrobes.

Bedroom 4

Built in wardrobes. Overlooking the rear garden.

Family Bathroom

Shower cubicle, bath, and hand basin. Laminate flooring, part tiled walls.

Cloakroom

Outside

Approached over a private lane and through a five bar gate, there is a large gravelled driveway which offers plenty of parking. The Gardens lie to all sides and extend to almost two acres with sweeping lawns, mature shrubs and specimen trees. There is a raised terrace on the south side with steps down to the lawns. More areas have fruit trees, fruit cage, play house, wooden garden shed and woodland areas. There is a brick wall to the north whilst the remainder is enclosed by wire fencing. Outside tap and lighting.

Double Garage 24'8" x 16'9" (7.52 x 5.11)

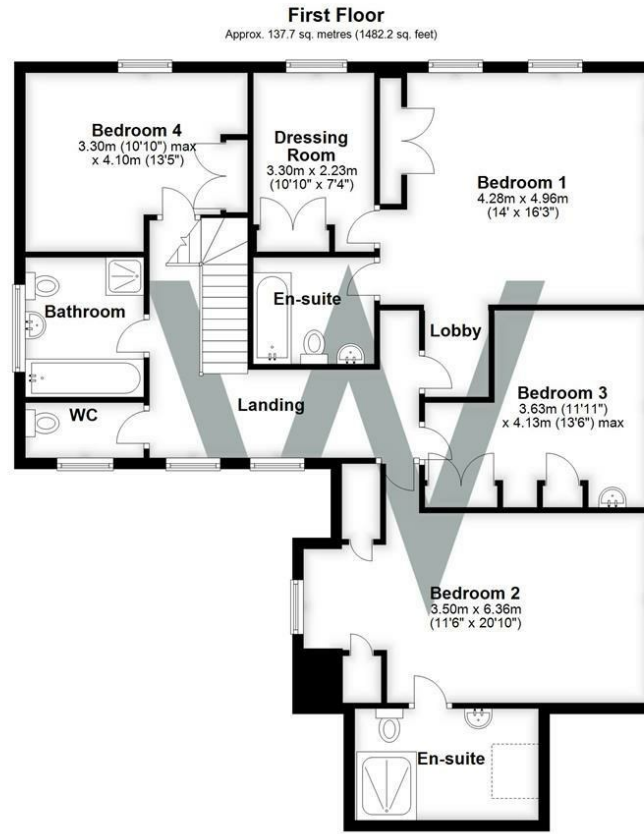
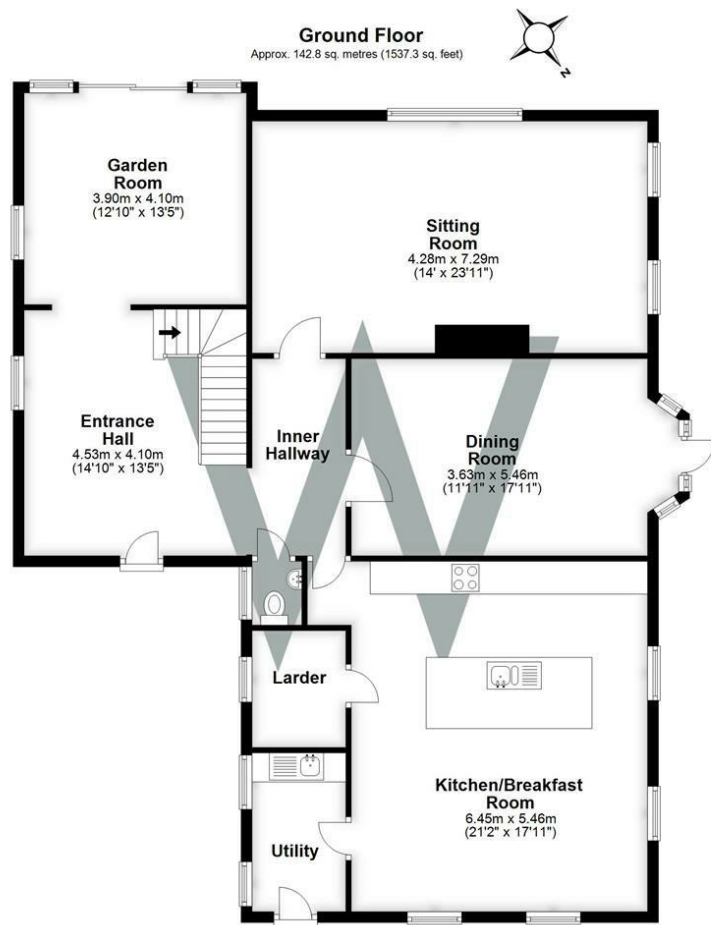
Electric door, light and power, loft storage.

Utilities

Main Electricity, Gas, Water and Drainage. Gas Fired Central Heating. Water Softener.

Outgoings

The Council Tax Band is 'G' and the payment for the year 2022/2023 payable to Wiltshire Council is £3,478.52.



Total area: approx. 280.5 sq. metres (3019.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		58	73
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(81 plus) A			
(61-80) B			
(41-60) C			
(21-40) D			
(1-20) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

WHITES
Castle Chambers, 47 Castle Street,
Salisbury, Wiltshire, SP1 3SP
Tel: 01722 336422
www.hwwhite.co.uk
email: residential-sales@hwwhite.co.uk



