



Piglet Hollow, Over Street, Stapleford, Salisbury, Wiltshire, SP3 4LP

Guide Price £875,000

Exceptional family home together with 1.5 acre paddock, car barns and workshop.

Directions

From Salisbury take the A36 Wilton Road. On entering Stapleford take the first right after The Pelican public house into Over Street. Piglet Hollow will be found on the left hand side after quarter of a mile.

Description

A quite exceptional family home built by the current owners about 10 years ago to their specification. The rooms are very spacious and there is potential for annexe accommodation both within the house and by conversion of outbuildings. A heat recovery system has been installed, there is a 7,500 litre rainwater harvesting tank, underfloor heating in bathrooms and double glazing. Further benefits include a double car barn, large workshop, magnificent gardens and a sloping paddock of about 1.5 acres. It is quietly situated in this popular village in beautiful countryside of the Wylde valley, with bus service to Wilton, Salisbury and Warminster. The A303 is close by giving access to Andover, London, and the West Country.

Property Specifics

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

Entrance Hall

Oak flooring, coat cupboard, stairs to first floor with cupboard beneath.

Sitting Room 16'8" x 19'8" (5.10 x 6.00)

Sliding doors to south side, further door to side, brick fireplace with wooden beam and woodburning stove, ceiling downlighters, coving.

Dining Room 12'11" x 12'11" (3.95 x 3.95)

Double aspect room with 2 doors, coving.

Kitchen/Living Room 16'2" x 16'0" (4.94 x 4.89)

Double aspect room with sliding doors to south side, ceiling downlighters, coving, Karndean floor. Extensive range of work surfaces with inset one and a half bowl sink unit with mixer taps, induction hob, built in double oven consisting of a Fan Oven with grill and a Steam Oven, dishwasher, fridge, base and wall mounted cupboards and drawers.

Cloakroom

Low level wc with concealed cistern, hand basin, extractor fan, part tiled walls, tiled floor.

Utility Room 9'7" x 9'7" (2.93 x 2.93)

Range of work surfaces with inset sink and drainer, cupboards and drawers. Plumbing for washing machine, door to:

Rear Lobby

Ample appliance space, door to garden.

Bedroom 4/Study 10'1" x 13'9" (3.08 x 4.21)

Oak flooring, ceiling downlighters, coving.

Shower room

Tiled shower cubicle with thermostatic mixer shower and glass screen, wc with concealed cistern, hand basin with cupboard beneath, ceiling downlighters, heated towel rail, extractor fan, tiled floor, part tiled walls.

Second Floor - Landing

Deep storage cupboard.

Bedroom One 18'4" x 14'5" (5.61 x 4.41)

Double aspect room, range of built in wardrobes, ceiling downlighters, coving.

En-suite shower room

Tiled shower cubicle with glass screens and thermostatic mixer shower, wc with concealed cistern, hand basin in vanity unit, tiled walls, tiled floor, heated towel rail, extractor fan.

Bedroom Two 18'4" x 13'0" (5.61 x 3.97)

Deep storage cupboard, ceiling downlighters, coving, hatch to insulated loft space.

Bedroom Three 16'8" max x 11'6" (5.10 max x 3.51)

Built in wardrobe, ceiling downlighters, coving.

Family Bathroom

P shaped bath with mixer taps, glass shower screen, thermostatic mixer shower, wc with concealed cistern, hand basin in vanity unit, tiled floor, ceiling downlighters, extractor fan, heated towel rail.

Outside

The property is approached over a gravel driveway with ample parking. CAR BARN 6.23 x 4.76 with power and light and roof storage. WORKSHOP 5.96 x 4.5 with power and light. GREENHOUSE. There are productive areas of vegetable garden, lawn with fishpond and water feature and superbly stocked terraced gardens with shrubs, trees and herbaceous plants, interspersed with pathways, sitting areas and pergolas. Beyond the garden is a paddock extending to about 1.5 acres, fenced and with water.

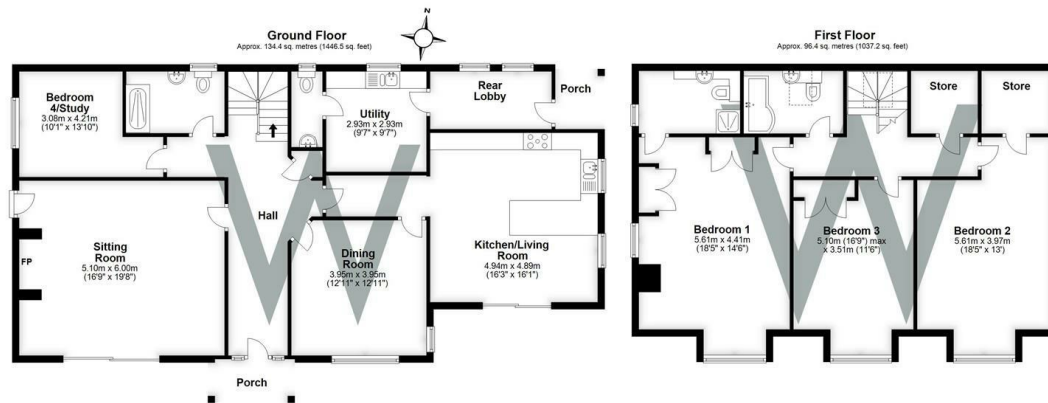
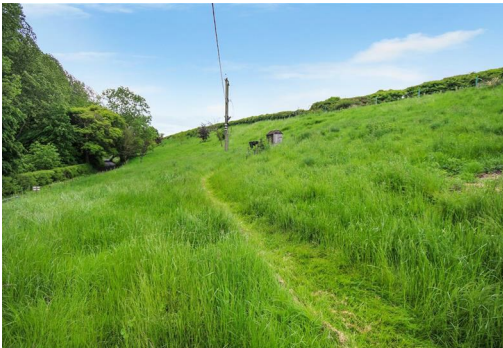
Services

Alarm system, which includes Intruder, Fire and CO2. Water softener and Air Source Hot water system (in the Rear lobby).

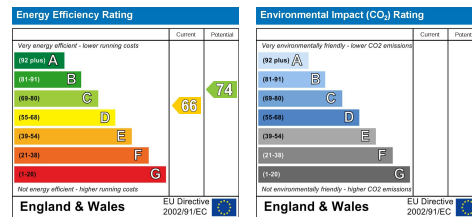
Mains water and electricity. Septic tank drainage. Rainwater harvesting tank. Heat recovery system. In the bathrooms where details say 'extractor fan', these are not conventional systems but work with the heat recovery system with the constant movement of air.

Outgoings

The Council Tax Band is 'G' and the payment for the year 2022/2023 payable to Wiltshire Council is £3,343.59.



Total area: approx. 230.7 sq. metres (2483.6 sq. feet)



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