



## MAIN ROAD, WINTERBOURNE DAUNTSEY

An extraordinary opportunity to remodel and improve a substantial Grade II Listed detached thatched house with a detached brick-built one bedroom annex, formerly a telephone exchange.









### Description

A classic English country home, with an abundance of charm including exposed brick, ceiling beams and pretty thatched roof. This attractive home offers an enormous amount of potential for any buyer looking to tailor a property to their own specification, subject to obtaining the relevant planning consents. All told, there are six bedrooms (one of which being the annex) and three bathrooms. A particular highlight is the sitting room; a very atmospheric room with a double aspect, a large inglenook fireplace and exposed ceiling beams. Beyond there is a double aspect dining room which in turn leads through to the kitchen, which has been extended to create an 18 ft kitchen/breakfast room that is ideal for entertaining. There is a separate utility room. Externally, there is a well-proportioned rear garden and a detached former telephone exchange which has been converted into a one bedroom property amounting to c.413 sq ft, with an open plan kitchen, bedroom and en suite. There is off road parking to the front and rear of the property as well as a two storage areas.

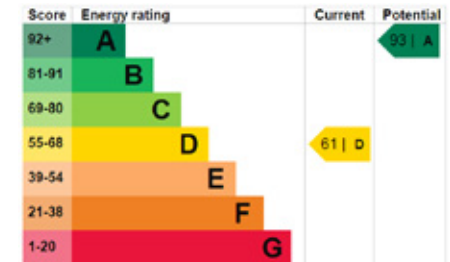
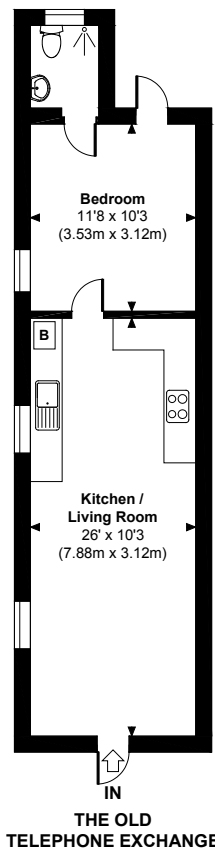
### Location

Winterbourne Dauntsey, which interconnects with Winterbourne Earls and Winterbourne Gunner, has an excellent range of facilities including churches, primary school, nursery school, cricket club and public house. It is situated approximately three miles north of the Cathedral city of Salisbury, with all its excellent range of facilities including shopping, leisure, cultural and educational, along with the mainline train station to London Waterloo (journey time approximately 90 minutes). The surrounding countryside is excellent for riding, walking, shooting and other country pursuits.

### Tenure

Freehold





The EPC relates to The Old Telephone Exchange

**Approximate Gross Internal Area**  
**Main House = 2107 Sq Ft / 195.73 Sq M**  
**The Old Telephone Exchange = 413 Sq Ft / 38.40 Sq M**  
**Stores = 167 Sq Ft / 15.47 Sq M**  
**Total = 2687 Sq Ft / 249.60 Sq M**  
 Outbuildings are not shown in correct orientation or location.  
 Includes areas with Restricted room height.

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

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