



THE FISHING LODGE EAST | BRITFORD | SALISBURY

A charming home set in an idyllic location, with river frontage and delightful views.





The Fishing Lodge is idyllically located at the end of a no-through lane in the sought-after village of Britford. The original 18th century chalk-block and flint lodge has evolved over the years and now, following a thorough programme of modernisation and re-structuring under the supervision of a well-respected local architect, makes the most of the space and outlook. Fishing Lodge East is today a delightful, light and airy home, beautifully presented and with a tranquil atmosphere. The rooms are all of a good size and are presented in good order throughout, with many period and eclectic details. The location of the property is enchanting: its outlook over the river and water meadows allowing constant observation of the local wildlife – kingfisher, heron, water vole, pipistrelle, fish, otter, deer etc.

Britford is a picturesque village consisting of many attractive period homes and lies just a couple of miles from the centre of Salisbury, yet retains a completely rural ambience. A foot/bicycle path leads from the village via fields, a private lane and the Medieval Cathedral Close to the city (approx. 20 minutes on foot) with its excellent twice-weekly market and wide range of shopping, educational, leisure and cultural facilities, as well as the mainline station with trains to London Waterloo. Salisbury District Hospital is also easily reached on foot along paths over the fields (under 1 mile). A patisserie/café has recently opened in the farm at the top of the lane, whilst for more every-day provisions, a Marks & Spencer 'Simply Food' and Nisa supermarket are a little further off the main road.

The Fishing Lodge East is approached down a long track bordered by tall poplars leading to wooden entrance gates. Beyond these, a gravelled drive leads past the double garage to the front porch of the house, covered with a vine and prolific climbing rose. The door opens into the:

ENTRANCE HALL

A wide and welcoming space, which could be used as a dining room if required, this has attractive, painted wooden floorboards and open log grate with detailed wooden fire-surround. A wooden staircase with carved treads leads to the first floor and there are built-in bookshelves, painted ceiling beams, telephone and high speed broadband (fibre optic) points and doors to the majority of the ground floor rooms. A window overlooks the garden and a ledged and braced door leads to the:-

SITTING ROOM

A good-sized room with Clearview log burner and pretty recessed window seat overlooking the front garden. Painted ceiling beams, three wall light points, television point and built-in display shelves over log storage at either side of the wood-burner. A period, wooden panelled door opens through to the:-

CONSERVATORY/GARDEN ROOM

Formerly used as an artist's studio, taking advantage of the northern light, this is a peaceful retreat from which to enjoy the delightful views of the terrace, river and water meadows beyond. There is an attractive exposed flint and chalk block wall, and a door opening onto the stone-flagged terrace.

UTILITY/SHOWER ROOM

This spacious and practical room with quarry tiles contains the oil fired boiler and plumbing for a washing machine and tumble dryer and still leaves plenty of space for additional storage units. It also contains a spacious shower with Grohe mixer. Door to:-

CLOAKROOM

Fitted with a white suite of low level WC, wash hand basin and heated towel rail. Quarry tiled floor and tiled splashbacks.

KITCHEN/BREAKFAST ROOM

Truly the hub of the house, this charming room has been divided into a large dining area with oak windows and glass doors onto the river terrace at one side, and a fitted kitchen with window onto the garden at the other. The dining area accommodates a large dining table and associated furniture, and there is a corner area with space for a sofa by the log burner. Stylish column radiators and a quarry tiled floor continue through to the kitchen area. This is fitted with a range of painted units incorporating deep pan drawers, pull-out 4 bucket recycle unit, built-in dishwasher and walk-in larder unit. The wooden worktop incorporates a four ring John Lewis halogen hob and ceramic sink with 'insinkerator' waste disposal and mixer taps over. Built-in eye level, double electric Neff oven, and space for a tall fridge/freezer. Display shelves, painted wooden ceiling beams, ceiling spotlights. There are television points at both ends of the room.



From the entrance hall, the panelled wood staircase leads up to the first floor landing where a folding ladder gives access to the loft space with largely boarded floor. On the landing is a pressurised hot water tank and built-in linen cupboard.

NB: – Please note the bedrooms are listed in order of viewing rather than size.

BEDROOM 1

A light and airy double room, with a window overlooking the front garden and a deep built-in wardrobe.

BEDROOM 2

Another charming double bedroom overlooking the garden, with built-in wardrobe and drawers. There is some detailed panelling and an exposed ceiling beam. Television points.

BEDROOM 3

Also a double room, this has wonderful views of the river and water meadows. Television point.

BATHROOM

This has been stylishly fitted with a traditional white suite of low level WC, pedestal wash hand basin and deep bath with both handheld and fitted shower attachments over. The bath has been positioned to take advantage of the views can be enjoyed from it. Glass shower screen, attractive tiled splashbacks, painted panelling, ceiling spotlights and heated towel rail. Linolite, shaver point and extractor fan.

BATHROOM 2

Also well fitted with a white suite of low level WC, wash hand basin and deep bath with tiled splashbacks. Wide, inset mirror over oak shelf, heated towel rail, ceiling spotlights. Linolite, shaver point and far reaching views.

BEDROOM 4

A single bedroom currently used as a study, overlooking the water meadows. Built-in shelving.

BEDROOM 5

The largest bedroom in the property, this is of generous proportions, with an excellent range of built-in wardrobes and two windows overlooking the front garden. Built-in bookshelves and television point.

OUTSIDE

The property is entirely bordered by post and rail fencing. The house sits behind a south-facing front garden, with espalier and standard fruit trees, deep flower and shrub beds, roses and mature trees. The garden continues to the side and rear of the property, enclosing a log store and double garage (with an up-and-over door, electric light, power and pedestrian door). To the North side of the house is a lovely stone terrace, giving onto a lawned river bank. There is outside lighting and plenty of space in which to sit out and enjoy the wildlife, fish etc., including a wide oak “jetty” overhanging the bank. There is a large weeping willow, clematis, roses and delightful views to be enjoyed along the river bank.

SERVICES

The house is connected to mains electricity and drainage. Spring water is provided via a deep, modern and efficient bore hole (Grundfoss pump). The central heating boiler is fed from a 2,500 litre tank, supplemented by a solar panel. High speed broadband is available.

NB: Although very low key, the London Anglers Association is located adjacent to the property offering 12 miles of riverbank fishing (or walking) for a modest annual fee.

COUNCIL TAX

Band: E. Charge for 2014/2015: £1,896.85

TENURE

Freehold

POST CODE

SP5 4DY

TO VIEW

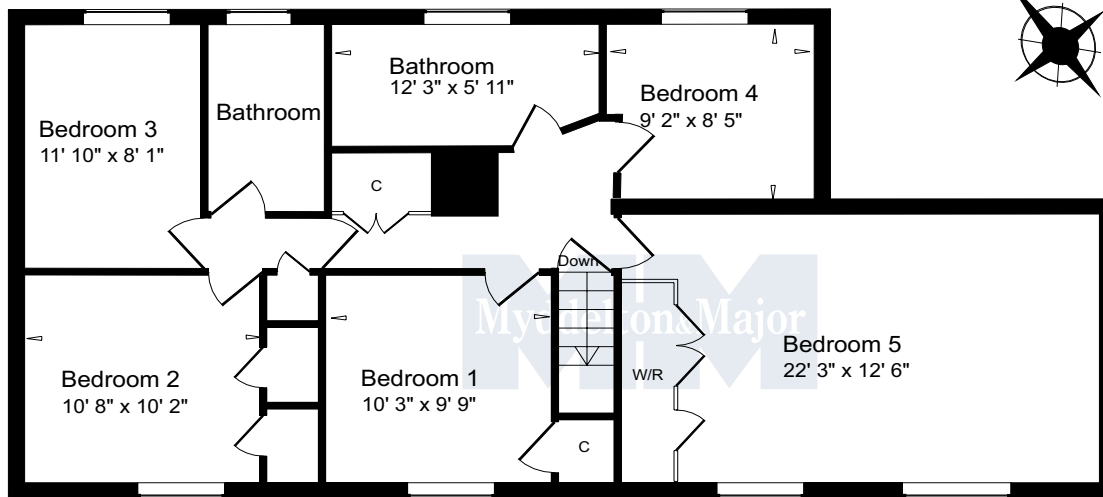
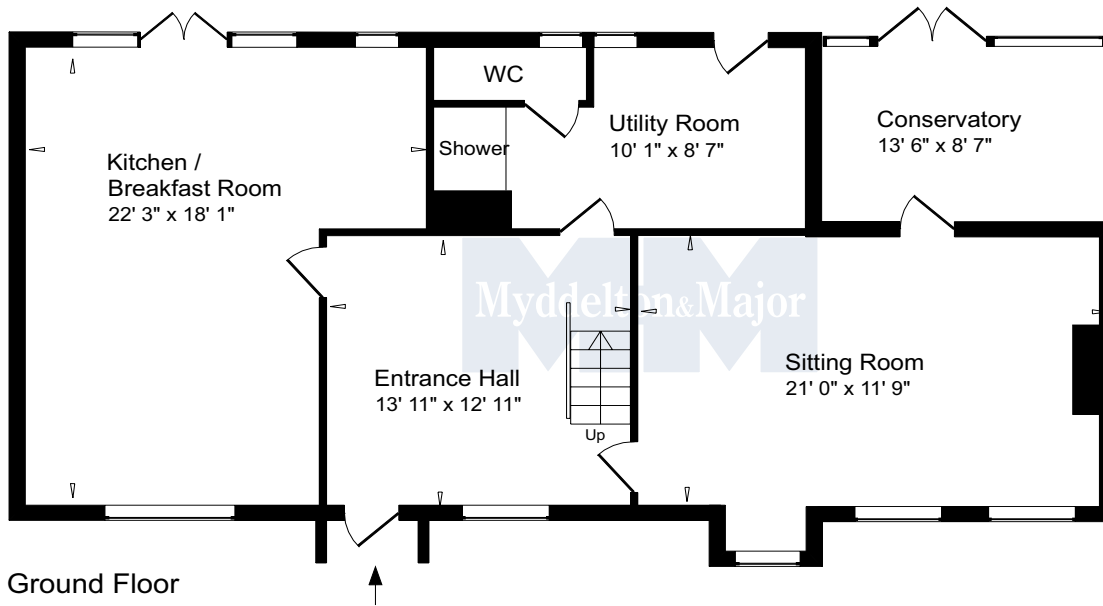
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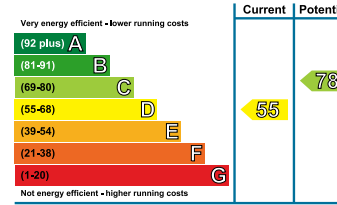






Approximate Gross Internal Floor Area 2,100 Sq. Ft./ 195 Sq. M

Energy Efficiency Rating

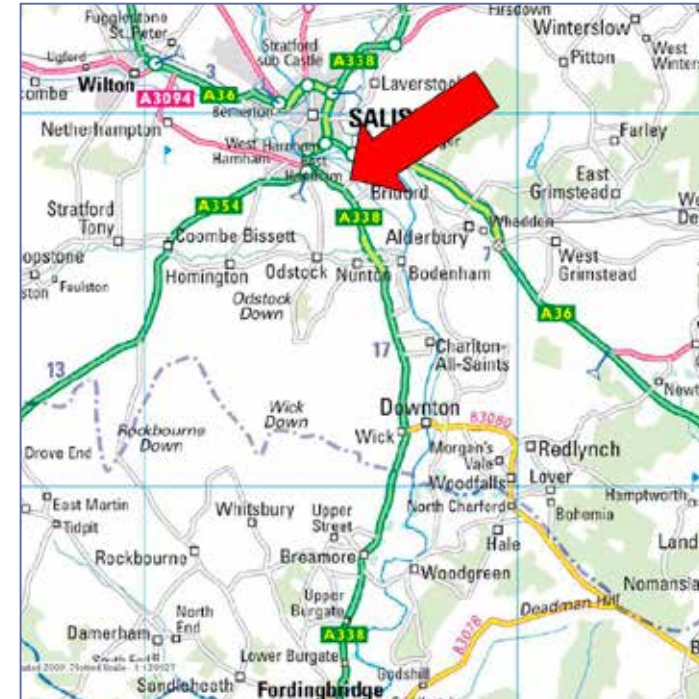


The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).



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