

2 THE MOAT HOUSE

BRITFORD • Nr SALISBURY • WILTSHIRE





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Salisbury 2 miles (London Waterloo from 85 mins) • Southampton Airport 25 miles • Winchester 31 miles
(Distances and time approximate)

An exceptional Country House which has been refurbished to the highest of standards set in a rural location close to Salisbury

Lobby • Cloakroom • Dining Hall • Library • Sitting Room • Drawing Room • Kitchen/Breakfast Room
Study / Bedroom 6 • Utility Room • Boot Room • Boiler Room • East & West WC

Master Bedroom with En-suite Bathroom and Dressing Room
4 further Bedrooms • 2 further Bathrooms

Double Garage with adjoining storage rooms • Large parking area
Delightful mature gardens and grounds surrounded by moat

Pretty views over water meadows and towards Salisbury Cathedral

In all about 1.9 Acres

Country Department

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Salisbury

Rolfes House, 60 Milford Street
Salisbury, Wiltshire SP1 2BP

Contact: Charlie Stone
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Situation

The Moat House is situated within the charming village of Britford, surrounded by open countryside and water meadows, yet only 2 miles from the historic Cathedral City of Salisbury. Britford has a wonderful farm shop and a number of period houses and cottages which add considerably to its charm. The house is approached along a no-through lane which leads to a few other properties and a delightful church.

Salisbury is a short drive providing every day shopping facilities including Waitrose, local amenities and a direct mainline railway service to London Waterloo, taking from 85 minutes. Salisbury is renowned for its wide selection of both private and state schools and many others are within easy reach.

Sporting facilities in the area include fishing on the nearby chalk streams, golf at South West Wilts and Rushmore, racing at Salisbury, Newbury and Wincanton. Sailing along the south coast within 30 miles.

Description

The Moat House has recently undergone an extensive restoration and refurbishment project delivered with great style by the acclaimed architect Ben Pentreath. The work has been carried out to the highest of standards using the best quality materials and finishes.

The house is built of mellow brick clad with wisteria and climbing roses under a slate roof, and forms part of an elegant Grade II Listed Georgian House. The pretty southern elevation has the hallmarks of the Georgian era with tall sash windows, but by contrast the northern elevation is partially castellated with Victorian Gothic windows.







The current owners have extensively reworked the layout which now works extremely well for modern family living and entertaining alike. They have created a new staircase hall with regency style staircase, restored and replaced fireplaces and fitted new cornicing and ceiling roses. In addition a superb new kitchen

has been fitted with smeg gas oven and hob, 2 Meile dishwashers and 2 door oil fired Aga. All new bathrooms have been added with extremely high quality sanitary ware, largely Lefroy Brooks. On the technical front, there has been a full mechanical engineering plan, including new oil fired boiler, central heating, hot water

system and secondary glazing. Heating can be zoned on each floor. The house has been re-wired and benefits from cat 5 cabling and high speed fibre optic broadband. Please see the floor plans for room layout and dimensions.









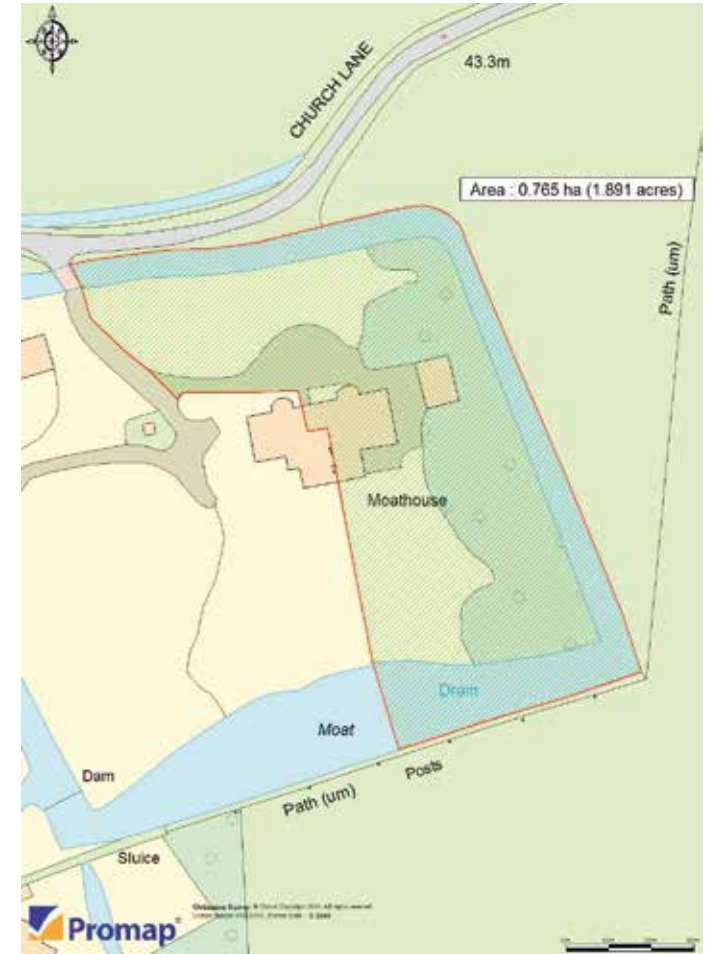
Gross internal area (approx.)
536 sq m / 5773 sq ft
Outbuilding: 90 sq m / 978 sq ft
For identification only - Not to scale



Outside

- Drive leading to parking area, turning circle and double garage.
- Attractive gardens mainly laid to lawn with herbaceous borders
- Paved stone terrace adjoining the rear of the house
- Large workshop / store offering potential
- Extensive lawned frontage softened by limes trees and topiary.
- Delightful walks within easy reach.





General Remarks and Stipulations

Directions

From Salisbury head south on the A354 towards Blandford, bearing left onto the A338. Having passed the residential housing and into open countryside bear left signed to Lower Britford Village Only. Continue over the bridge and after about ¼ mile carry straight on down a no – through lane. After a short distance take the first right through double wooden electric gates into the grounds of The Moat House. Bear around to the left and the front door is on the right.

Services

Mains electricity. Private water (bore hole) and drainage. LPG for cooking. Oil fired central heating.

Local Authority

Wiltshire Council – 0300 456 0100

Council Tax

Band H

Postcode

SP5 4DX

Fixtures and Fittings

Those items mentioned in these particulars of sale are included in the freehold sale. All other items such as fitted carpets, curtains, light fittings, white goods and garden statuary may be available by separate negotiation if required.

Viewing

Strictly by appointment with Savills. Prior to making an appointment to view we strongly recommend that you discuss any particular points which are likely to affect your interest in the property with a member of staff who has seen the property in order that you do not make a wasted journey.

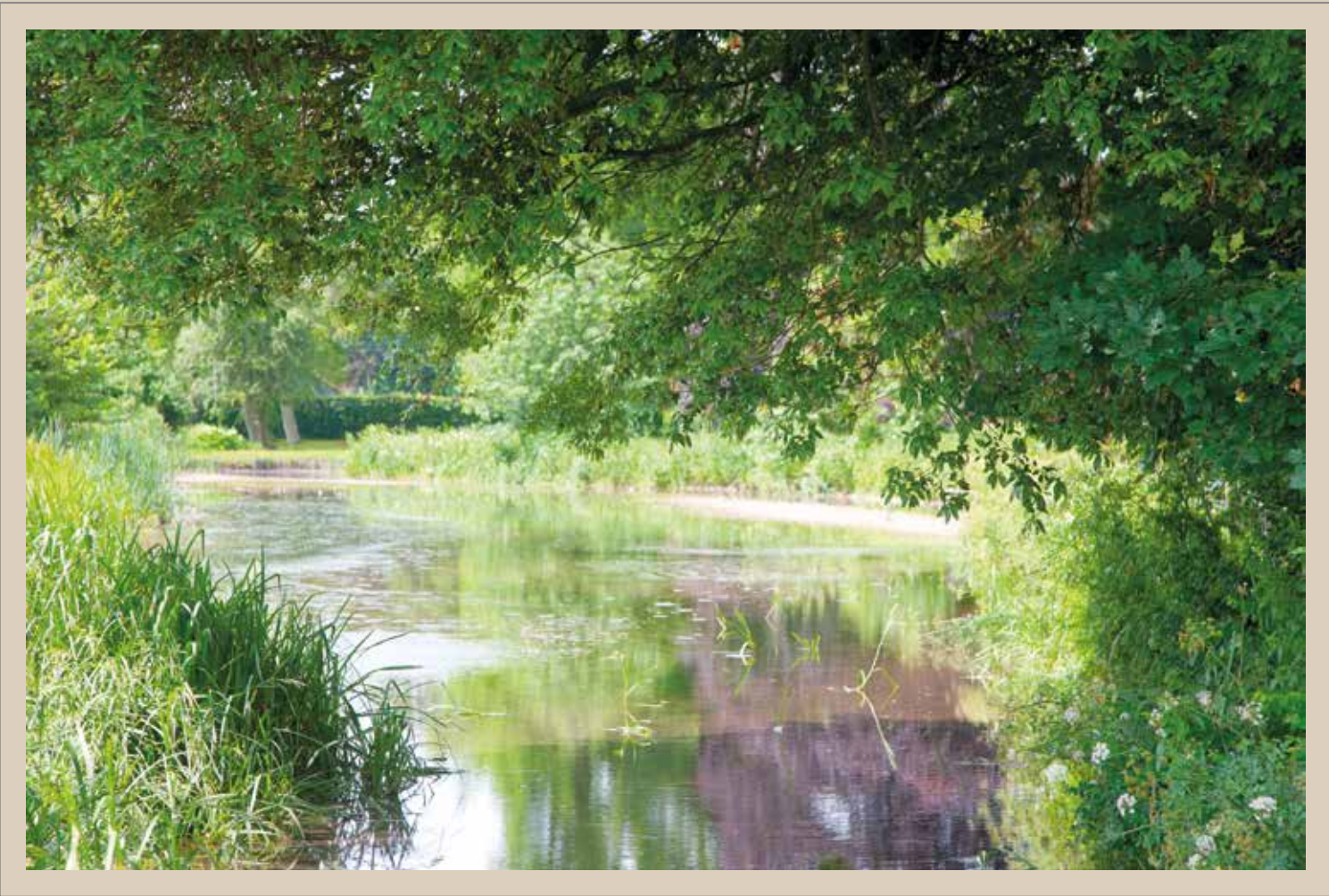


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