

Knap House
West Grimstead



KNAP HOUSE, SWAYNES YARD, WEST GRIMSTEAD, SALISBURY, SP5 3RF

Built for the owners, this lovely detached family home comes with a beautifully maintained garden

The Property

An exceptional family house of 2,425 sq ft, constructed of brick and flint under a tiled roof in 2000.

The house offers a welcoming feel, with an oak framed porch leading into a generous dining hall, with polished stone flagged floor and views over the garden. All the ground floor rooms lead off, including a striking dual aspect sitting room with log burner. The family room/study adjoins this 'enfilade', with a raised gas fire and garden views. Glass doors lead into the garden room, with venetian blinds offering protection from strong sun. This is a room for year-round use and has superb views and direct access to the garden. There is a useful store under the stairs and a guest cloakroom. The kitchen is fitted with traditional shaker style units and a central island. There is a gas range cooker and a pantry. The utility room has a further WC and is plumbed for a dishwasher and tumble dryer. A side door leads to a covered side passage.

A double garage adjoins the house with storage above.

Upstairs, the galleried landing provides a nice sense of space, with the main bedroom facing out over the garden and field; there is plenty of built-in storage and an ensuite shower room as well. A further bedroom has an ensuite shower room whilst three further bedrooms share the family bathroom. There is also a decent linen cupboard, with drop down-ladder offering easy access to the part-boarded loft space.

Key Features

- Built by the owners in 2000 for themselves
- Five bedroom house of 2,425 sq ft
- Attached double garage
- Additional land of circa 6.8 acres available by separate negotiation











Outside

Electric wrought iron gates open into a large, gravelled parking area with access to the adjoining double garage, with automated Hormann roller shutter doors. The house sits back from the road, with vehicular access down the side of the house to the field beyond, ideal for those with equestrian needs.

(The land extends to about 7 acres and runs from the back of the garden down to the lower village road, where there is separate road access, and is available by separate negotiation).

The garden to the rear has been beautifully maintained, with various sitting areas and terraces from which to enjoy the views of the rolling countryside. A new pergola provides structure to the garden, with roses being trained over. There is decent garden store with a separate shed. There is also a large container in the field for larger machinery and equipment storage.



Additional Info

Services : Mains electricity, water, drainage and gas. Fibre EE Broadband. Water troughs in field metered from house supply.

Outgoings : Council Tax: Band G

Fixtures and Fittings : Please note that, unless specifically mentioned, all fixtures and fittings and garden ornaments are excluded from the sale.





Location

West Grimstead is a quiet rural village on the edge of the renowned Bentley Wood. This large, nationally important nature reserve is a Site of Special Scientific Interest (SSSI) and is a haven for wildlife. It provides extensive riding and walking over approximately 2000 acres. The village itself has an active community, with the village hall organising regular events throughout the year. It also has a Grade II listed church. The neighbouring villages have a wide selection of amenities.

The adjacent village Alderbury has a shop, post office, pub and a tennis club. The pub at Farley is within walking distance from the property. Grateley train station is about 12 miles north, from where trains to London Waterloo take approximately 85 minutes. Trains from Salisbury to London Waterloo have a journey time of approximately 90 minutes. The beautiful Cathedral city of Salisbury offers a wide selection of shops, restaurants, arts and recreational facilities.

Racing is available at Salisbury Racecourse and Wincanton and golf at South Wilts Golf Club and High Post. This area is renowned for its fishing on the River Avon, Test and outlying chalk streams.

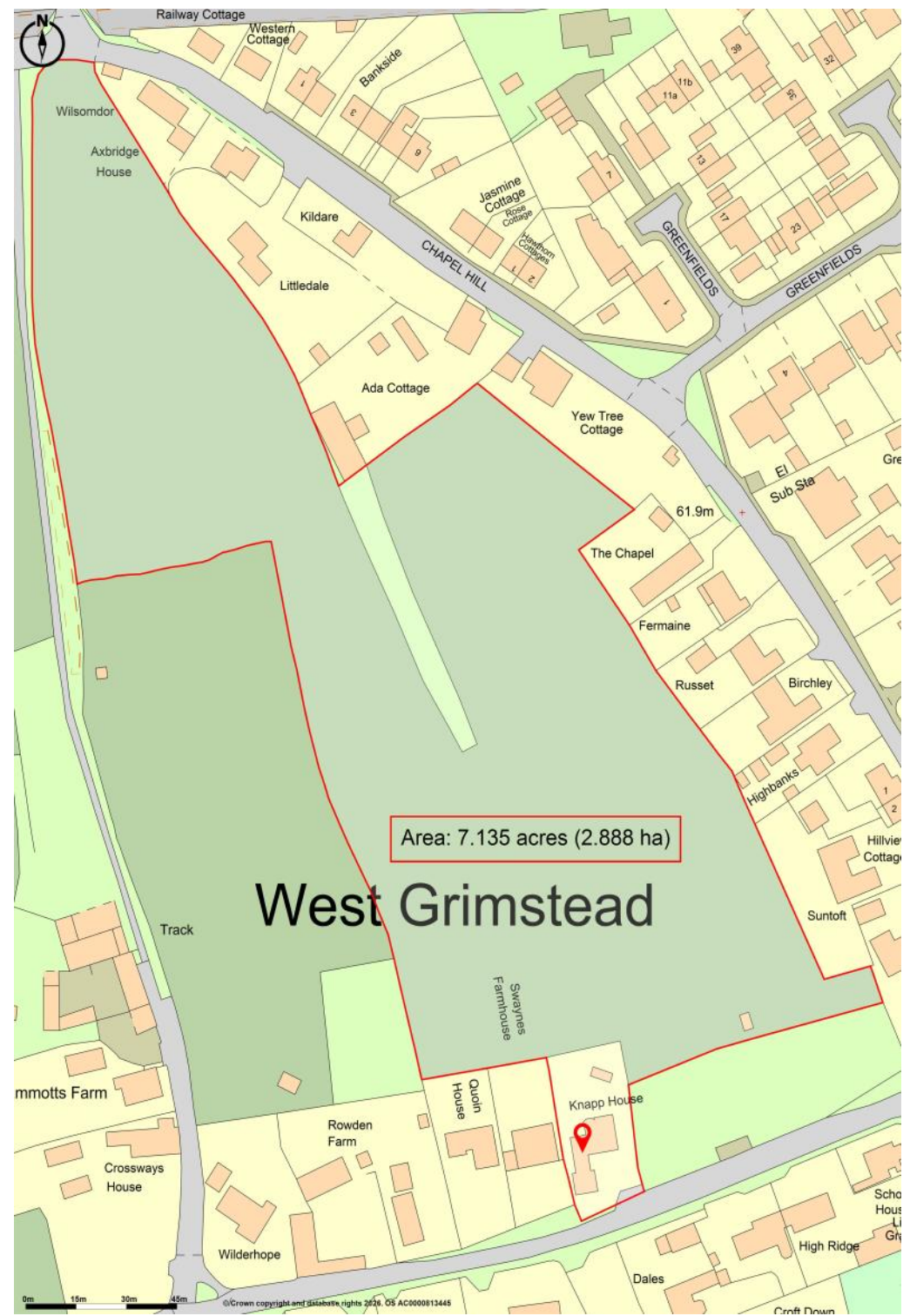
The A303 provides access to the south west and London, via the M3. There is a wide selection of both state and private schools in the area, including Salisbury Cathedral School, Chafyn Grove and Godolphin, as well as Bishop Wordsworth and South Wilts Grammar Schools.

Directions

SP5 3RF : the property is approached from the village road through electric wrought iron gates into a gravelled parking area. The village playground adjoins the property for reference.

Alternatively, use What-3-Words: [///junior.baroness.caveman](https://www.what3words.com/#!/junior.baroness.caveman)







Approximate Floor Area = 225.3 sq m / 2425 sq ft

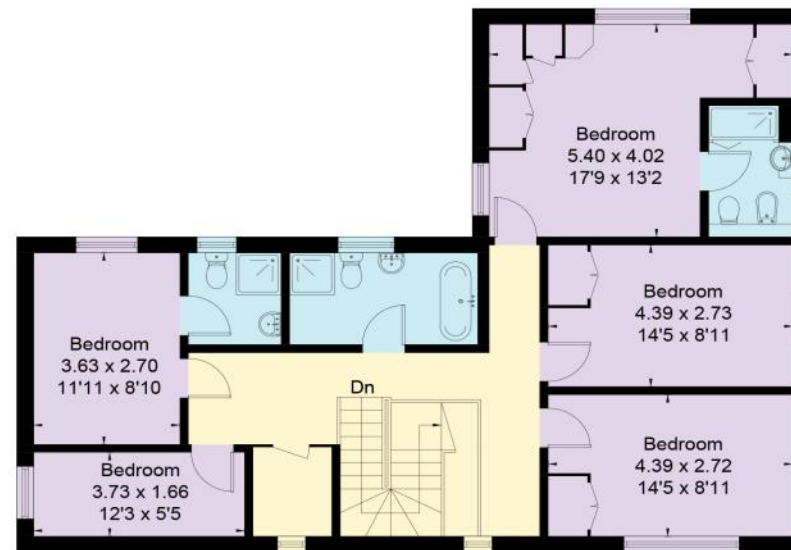
Garage = 32.0 sq m / 344 sq ft

Outbuilding = 6.0 sq m / 64 sq ft

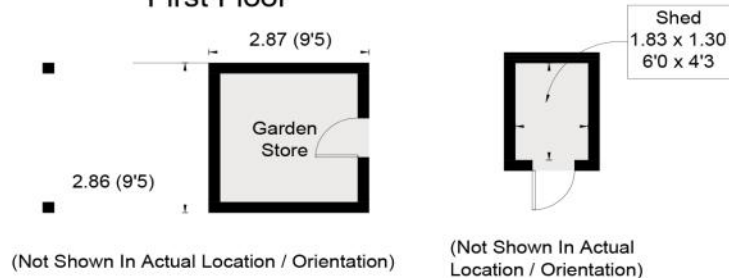
Total = 263.3 sq m / 2833 sq ft



Ground Floor



First Floor



This floor plan has been drawn in accordance with RICS Property Measurement 2nd edition.

All measurements, including the floor area, are approximate and for illustrative purposes only. @fourwalls-group.com #106108

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