



Stony Batter, West Tytherley, Salisbury, Hampshire, SP5 1LD





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Introducing Thorngate, a remarkable Heritage home dating back to 1806. Nestled in a picturesque rural setting, this detached house boasts a wealth of period features and is rich in character, offering a truly iconic living experience



- A remarkable Heritage home nestled in a picturesque and rural setting
- Rich in character throughout with a host of period features
 - Set on a plot of approximately 0.3 of an acre with stunning countryside views
 - Four generous bedrooms • Principal bedroom with walk-in dressing room
 - Appealing family bathroom, contemporary ground floor shower room and guest cloakroom
 - Open-plan kitchen/breakfast room with walk-in pantry
- Separate utility room • Three reception rooms • Large mature gardens with brick and timber outbuilding
 - Garage and paved parking area which can accommodate up to three vehicles

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ACCOMMODATION

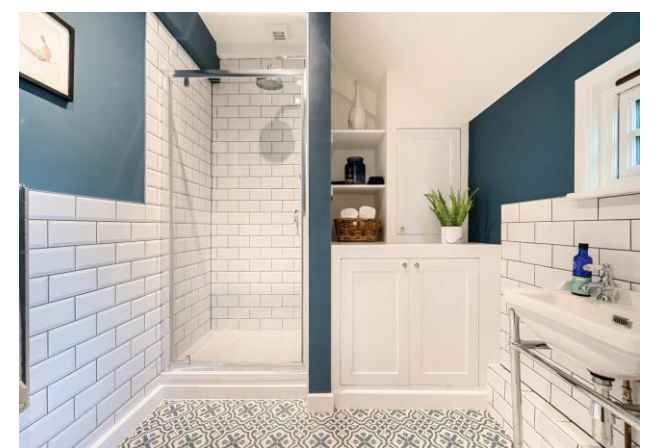
Introducing Thorngate, a remarkable Heritage home dating back to 1806. Nestled in a picturesque rural setting, this detached house boasts a wealth of period features and is rich in character, offering a truly iconic living experience. Set on a plot of approximately 0.3 of an acre and overlooking stunning countryside views, Thorngate is a haven of tranquillity. As you step inside, you are greeted by a grand stone-floored hallway that leads to the principal accommodation. The open plan kitchen/breakfast room is a delightful space, featuring a walk-in pantry, a two-oven Aga, and modern electric appliances. Adjacent to the kitchen is a recently modernised utility/boot room complete with a brand-new shower room. The hallway, kitchen and bathroom all benefit from underfloor heating. At the front of the house, the sitting room and dining room showcase pretty picture windows that frame breathtaking views of the paddocks and woodland, with the sitting room displaying a feature wood-burning stove. A family room/study provides a versatile space overlooking the garden, and a separate guest cloakroom adds convenience. The first-floor landing is generously proportioned and bathed in natural light from dual-aspect windows. The main bedroom exudes charm with its ornamental fireplace and offers the luxury of a walk-in dressing room. Two additional double bedrooms, a single bedroom, and an appealing family bathroom with a separate shower complete the first-floor accommodation. Outside, the home enchants with its picturesque front garden, shielded by mature hedging and a welcoming path leading to the entrance. A large paved parking area sits to the side of the house and can accommodate up to three vehicles, while an attractive terrace graces the rear, providing an ideal spot to relax and soak in the beauty of the large mature garden. The garage, currently utilized as a gym, offers versatility and additional space. Enhancing the appeal of the property, there is an alluring brick and timber building within the garden that holds potential for various uses, subject to planning permission.



A log store and a brick-built storage cupboard provide practical storage solutions. Immerse yourself in the character and charm of this beautiful family home, where history meets modern comforts, and the stunning countryside becomes an integral part of your daily life.

SITUATION

West Tytherley is a most desirable Test Valley village, situated approximately eight miles northwest of Romsey, offering traditional village amenities including a local store, village hall, public house and reputable schooling. The village is a two-minute drive by car or an approximate 15 min walk via a pretty bridleway path with stunning viewpoints across the Broughton Downs. The scenic landscape is a delight, the perfect venue for easy strolls and cycle rides. Nearby towns of Romsey and Stockbridge feature traditional market town facilities and bespoke retail outlets whilst the cultural centres of Salisbury and Winchester also within easy reach, provide a more comprehensive range. West Dean railway station is a short drive away and has regular trains to these main cities, together with a fast train from Grately station to London Waterloo within 1 hour and 17 minutes.







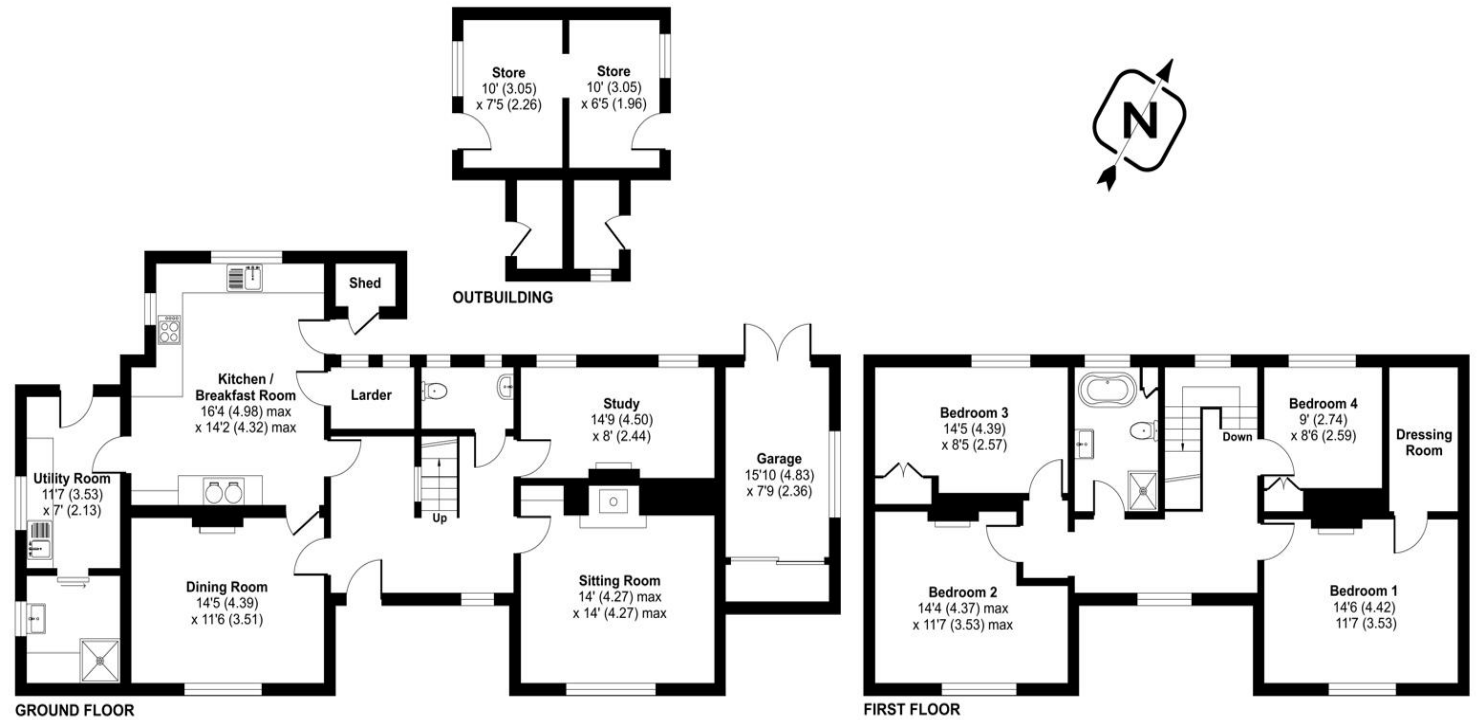
Approximate Area = 2043 sq ft / 189.8 sq m (includes garage)

Shed = 13 sq ft / 1.2 sq m

Outbuilding = 189 sq ft / 17.5 sq m

Total = 2245 sq ft / 208.5 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-38)	F	35	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1001130





LOCAL AUTHORITY

Test Valley Borough Council

(Council Tax Band -G)

ASKING PRICE

£1,150,000

TENURE

Freehold