

Kings Croft, Weston Lane, Salisbury

Myddelton & Major



An award-winning modern country house, standing in a private, elevated position with exceptional far-reaching rural views

Kings Croft Weston Lane, Salisbury, SP5 1RL

Offers In Excess Of £1,750,000

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Built by the owners for themselves, and finished in 2020 to an exacting specification, Kings Croft is an award winning, modern country house, offering the best of all worlds. Designed with traditional Georgian aesthetics in mind, yet benefiting from modern build quality and services, the house is set in a glorious, elevated position, with far-reaching southerly views.

The spacious entrance hall provides a wonderful sense of arrival, with all principal ground floor rooms leading from here. The focal point is the bespoke Tom Howley family kitchen/breakfast room, with a range of 'shaker-style' base units and integrated modern appliances, set around an island unit. Framing the dining and entertaining space in the kitchen, two sets of bi-fold doors open up fully to connect the room beautifully with the south-facing terrace and make the most of the fantastic views over the countryside, creating a lovely spot for hosting family and friends.

The drawing room has a fireplace (note currently unused, with a choice to install a wood-burner if wanted) and offers excellent proportions. Being dual aspect, it is wonderfully light and welcoming, with French doors offering further access to the garden. There are two further reception rooms, an ideal day-to-day living room with a wood-burner and a useful study/playroom; again, both rooms provide direct access to the gardens outside. Completing the ground floor accommodation is a large utility room with side access, a downstairs WC and a useful boot room, tucked away off the hall.

Features

- **NO ONWARD CHAIN**
- Stunning, far-reaching views over the open countryside
- Attached double garage with first floor storage (scope for further use)
- Extensive gravelled parking
- EPC Rating : C
- Civic Society Award-winning house, completed in 2020
- Five-bedroom family house of about 3,100 sq ft
- Triple carport with adjoining games room/gym/studio
- In all about 0.65 acres

Tenancy & Restrictions

To be let on an Assured Periodic Tenancy, with a 12 month protected period, rolling monthly with requirement for a two month tenants' notice. No smokers.

EPC Rating

C (73)

Outgoings

Council Tax: Wiltshire Council Band G

Size

3448.00 sq ft

Location

Upstairs, the wide landing is light and bright, with space for a little reading nook, and links to all bedrooms. The principal bedroom overlooks the rear garden and offers the best views of the surrounding countryside in addition to a beautifully appointed ensuite shower room. Bedroom 2 has fitted wardrobes and an ensuite shower room. Bedroom 3 has a balcony to enjoy the best of the views, as well as built in wardrobes. Bedrooms 4 and 5 are generous rooms as well, all facing south. The family bathroom is also tastefully appointed, with a bath and walk-in shower.

Designed with large families in mind, Kings Croft has plenty of driveway parking, as well as a secure double garage. Accessed from a staircase within the garage, and offering scope for further use, is a large mezzanine storage area with ample headroom. The owners have taken services to the mezzanine area. There is also a three bay car port offering further versatile options for parking and storage.

Externally, the Georgian style design of the property offers a wonderful first impression. The immaculately landscaped grounds extend to about 0.65 acres in total, with carefully curated gardens and landscaped lawns. The astonishing view is the real "showstopper" at Kings Croft. Rarely do you find such interrupted, beautiful countryside views, reaching as far as the eye can see over the rolling Wiltshire countryside.

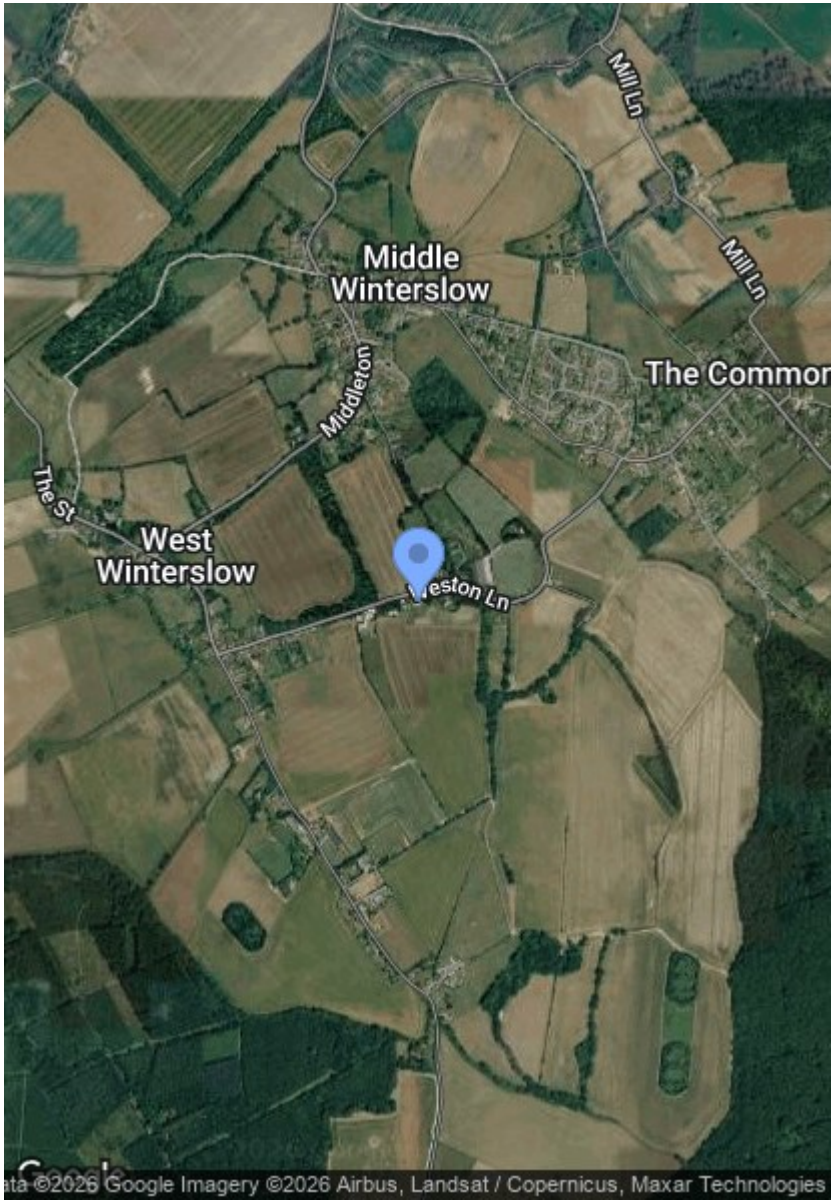
A large lawn makes the garden ideal for a family and the terrace is the perfect spot for alfresco dining in the warmer months. Attached to the back of the carport is a games room/shed/workshop that could easily be utilised as a home office or gym if wanted.











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