

BROADLEAZE, TYTHERLEY ROAD, WINTERSLOW, SALISBURY, SP5 1PZ



 Myddelton & Major

We are proud to present

BROADLEAZE

TYTHERLEY ROAD, WINTERSLOW, SALISBURY, SP5 1PZ

A charming detached family home, with versatile accommodation, standing in wonderful gardens including a tennis court

- On the market for the first time in 42 years
 - Main house of 2,024 sq ft
 - Kitchen/Breakfast Room
 - Three reception rooms
 - Five bedrooms and two bathrooms
- Two carports, garage/workshop and shed in addition
 - Tennis court
 - In all about 0.64 acres





THE PROPERTY

Broadleaze is a lovely family home on the southern outskirts of this popular village.

A period house, thought to date back to the late-19th and early-20th century, the house is constructed of brick and cob, under a pebbledash render with slate roof. The Winterslows are renowned for the strong sense of community and accessibility to larger hubs such as Salisbury, Stockbridge, Winchester and Romsey.

Broadleaze extends to just over 2,020sq ft in total, with a lovely flow of rooms across the ground floor in particular. Day-to-day, one enters from a porch to the rear garden, leading into the kitchen. With a brick-framed nook around the oil-fired Aga, an electric oven (with gas hob above) and traditional units, it provides a welcome greeting to the house, with the breakfast room leading off the kitchen. There is a useful utility room with storage and also a downstairs wc. The dining room has a nice bay window which overlooks the rear garden, with a fireplace (not used) and door through to the triple aspect sitting room. This is a really impressive room, with excellent views, plenty of natural light and a fireplace with log burner. The snug is effectively the main entrance hall, with formal front door and stairs up to the first floor. A further room is used as the fifth bedroom with the shower room just off it. It could also be used as a lovely study.

Upstairs, there are four bedrooms. The main bedrooms have a lovely elevated view across the valley and countryside behind. A family bathroom completes the top floor.

Agents' Note: whilst not surveyed and subject to planning, it is thought that there could be scope to extend the first floor, utilising the footprint of the two ground floor wings below.

OUTSIDE

Approached from Tytherley Road onto a lane (not owned), there is plenty of parking at Broadleaze, including two carports and a garage as well. A side gate leads into the rear garden and provides day-to-day access to the house.

The gardens comprise a lovely balance of undulating lawns, established borders and working areas of garden. There are stunning views out over Bentley Wood. There is access from the garden directly on to a track into Bentley Wood, 1800 acres of woodland, managed by a Trust for the people of Winterslow and others to enjoy. Notably there is also a hard tennis court which doubles up as a great play area for children.

The garage/workshop and one carport lies further along the lane, with a number of useful sheds and wood stores in addition.

It is also important to note that there is a substantial underground rainwater tank within the garden – ideal for the ongoing dry summers.





LOCATION & AMENITIES

Broadleaze lies on Tytherley Road, on the southern outskirts of the village. The adjoining villages of East, Middle and West Winterslow, collectively, offer a fantastic range of local amenities within close proximity including a village shop, post office, doctors' surgery, pub, a modern village hall, a deli kitchen and two large recreation grounds. There is also a wonderful pre-school group and a local primary school.

The village amenities allow residents to enjoy the convenience of having everyday essentials nearby, while also providing easy access to the surrounding countryside. For those who enjoy the outdoors, scenic country walks through Bentley Wood and along The Clarendon Way offer the perfect opportunity to explore the beautiful local landscape.

The Winterslows are located approximately seven miles northeast of the Cathedral city of Salisbury which has excellent leisure and recreational facilities including two cinemas, a leisure centre, arts centre and theatre. The city also offers a thriving shopping centre and twice-weekly traditional market with a mainline train station offering regular services to Bath, Southampton, the West Country and London Waterloo (from approximately 1hr 30mins).

There are excellent primary and secondary schools, for both state and private education, located in Salisbury, Stockbridge and Winchester. See here for more information: <https://findmyschool.uk/schools/salisbury>



ADDITIONAL INFORMATION

Postcode : SP5 1PZ

What3Words : ///revamped.clubbing.applies

Services : Mains electricity, drainage and water. Electric night-storage heating. Electric hot water tank. Oil-fired Aga. Fibre broadband.

Local Authority : Wiltshire County Council

Outgoings : Council Tax - Band G

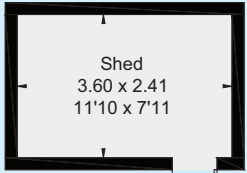
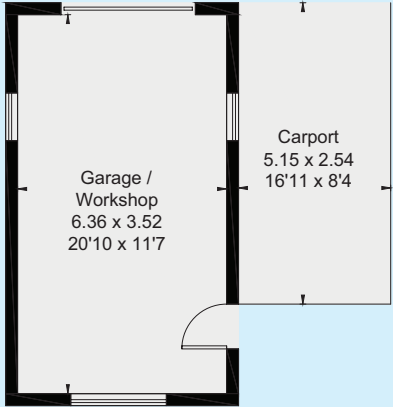
EPC Rating : E (50)

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

Viewings : Only by prior arrangement with sole selling agents Myddelton & Major.

Agents' Note : There is a right of access over a communal lane to gain access to garage and far carport. There are restrictive covenants on part of the garden.

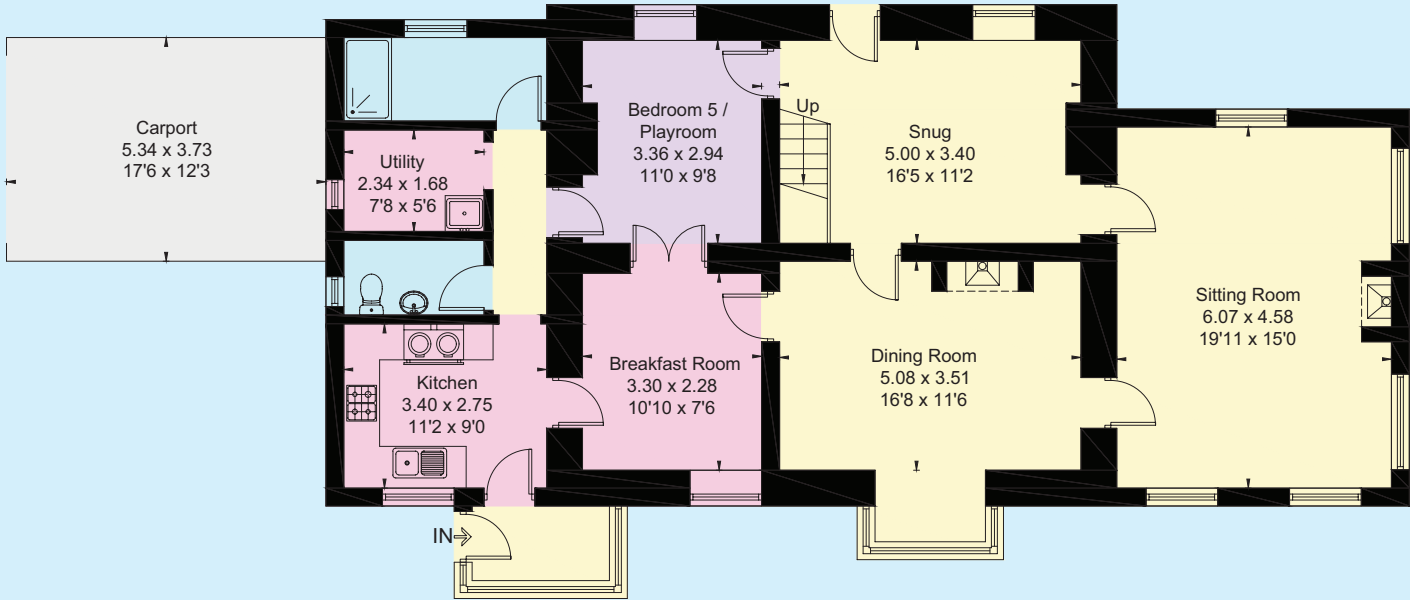
Approximate Floor Area = 188.0 sq m / 2024 sq ft
Garage = 22.2 sq m / 239 sq ft
Total = 210.2 sq m / 2263 sq ft (Excluding Shed / Carport)



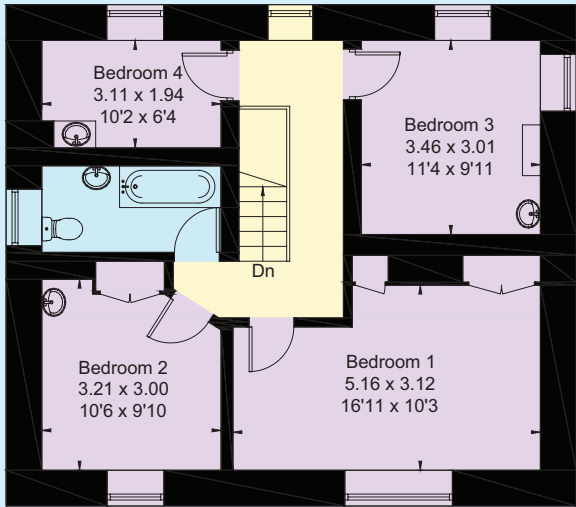
(Not Shown In Actual
Location / Orientation)

[] = Reduced head height below 1.5m

(Not Shown In Actual
Location / Orientation)



Ground Floor



First Floor



Contact

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Click: myddeltonmajor.co.uk

Visit: 49 High Street, Salisbury, SP1 2PD