



TANNERS LANE, SALISBURY, WILTSHIRE, SP34JT
£799,000 FREEHOLD

Winkworth

TANNERS LANE, SALISBURY, WILTSHIRE, SP34JT

A beautifully appointed four-bedroom detached family home, enjoying a tranquil setting beside the River Till, approached via a private track in the heart of Shrewton.

Believed to have originally served as the granary for the village bakery, Winterbourne House is an impressive and characterful family home, occupying an idyllic position set back from Tanners Lane and approached via a charming bridge over the River Till.

The property has been the subject of a comprehensive programme of improvement and has been meticulously maintained by the current owners. The result is a beautifully presented home.

An entrance hall leads through to an impressive central reception hall, which reflects the property's heritage and features an attractive focal point in the form of a bread oven set into the wall. From here, the accommodation flows naturally into the generously proportioned kitchen/dining room, forming the central hub of the house. This space is well-appointed with a range cooker, central island, and ample room for informal seating.

A rear lobby, utility room together with a cloakroom. The principal sitting room is a particularly elegant space, centred around a striking cylindrical wood-burning stove. A further reception room benefits from two sets of French doors opening directly onto the garden, creating an excellent connection between inside and out.

In addition, there are two versatile study areas, ideal for use as a snug or dining room, completing the ground floor accommodation.

Stairs rise to the first floor, where exposed beams and a Velux window above the stairwell provide both character and an abundance of natural light. The bedroom accommodation is thoughtfully arranged, comprising a principal bedroom with a modern ensuite shower room and fitted storage, together with three further well-proportioned double bedrooms, all benefitting from fitted wardrobes.

A well-appointed family bathroom serves the remaining bedrooms and features a bath, separate walk-in shower, and natural light via a Velux window.

The property is approached via a private track, opening onto a generous driveway providing ample parking for several vehicles, together with a detached garage.

Of note are the charming sunken terrace areas positioned on either side of the bridge, which create a wonderfully tranquil setting alongside the River Till perfect for quiet relaxation.

The gardens wrap around the house to the side and rear and are predominantly laid to lawn, at the back a secluded area well-suited to alfresco dining. The garden is enclosed in part by attractive walling, providing privacy.

Winterbourne House offers a rare combination of character, setting, and well-balanced accommodation, and viewing is highly recommended to fully appreciate all that it has to offer.



LOCATION

The highly sought-after village of Shrewton offers an excellent range of day-to-day amenities, including two doctors’ surgeries, a Co-operative store with Post Office, garage with petrol station, a welcoming village pub, and the well-regarded Shrewton Church of England Primary School.

The surrounding countryside is a particular feature, with the iconic Stonehenge close by and the open landscapes of Salisbury Plain providing excellent opportunities for walking, riding, and country pursuits. Sporting facilities in the area include fishing on nearby chalk streams, golf at South Wilts Golf Club, horse racing at Salisbury Racecourse, and sailing along the South Coast.

The area is particularly well served for education, with an excellent choice of highly regarded schools in both the state and independent sectors.

The historic cathedral city of Salisbury, approximately 11 miles to the south, provides a comprehensive range of amenities. At its heart lies the magnificent Salisbury Cathedral, surrounded by a mix of independent retailers, larger supermarkets, and the popular The Old George Mall. Cultural and leisure opportunities are extensive, including the acclaimed Salisbury Playhouse, a twice-weekly charter market, cinemas, and a wide choice of restaurants and cafés.

Communications are excellent, with the A303 providing convenient access to the M3.

DIRECTIONS

What3Words-uniforms.helpfully.stubborn

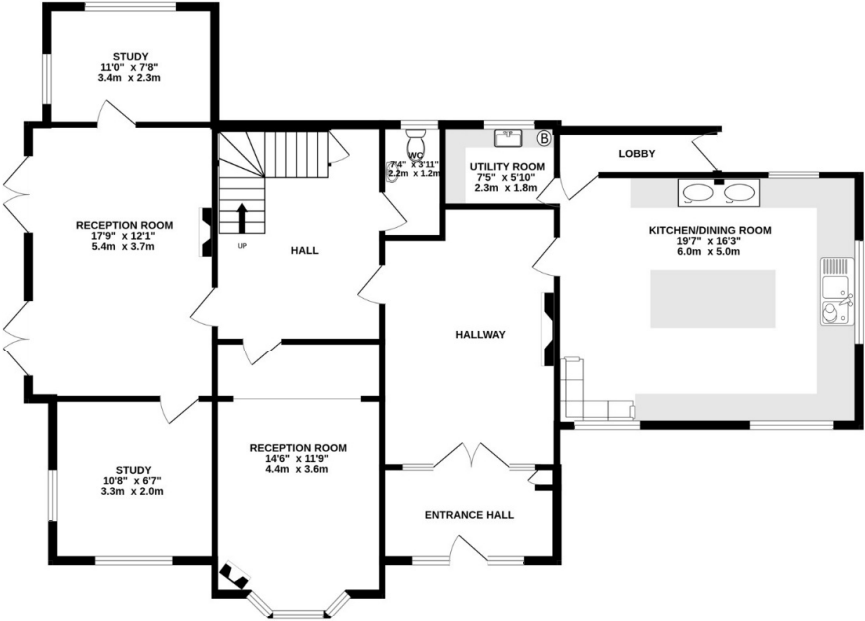
From Salisbury, take the A360 towards Devizes and continue for approximately 11 miles, passing straight over the A303 roundabout with Stonehenge on your right. At the next roundabout, turn left and continue for around two miles down the hill into the village of Shrewton. At the mini-roundabout, go straight over and, almost immediately afterwards, turn right into Tanners Lane. Follow the track nearly to the end, then turn right down a private lane, crossing the small bridge. The property will be found directly ahead.

AT A GLANCE

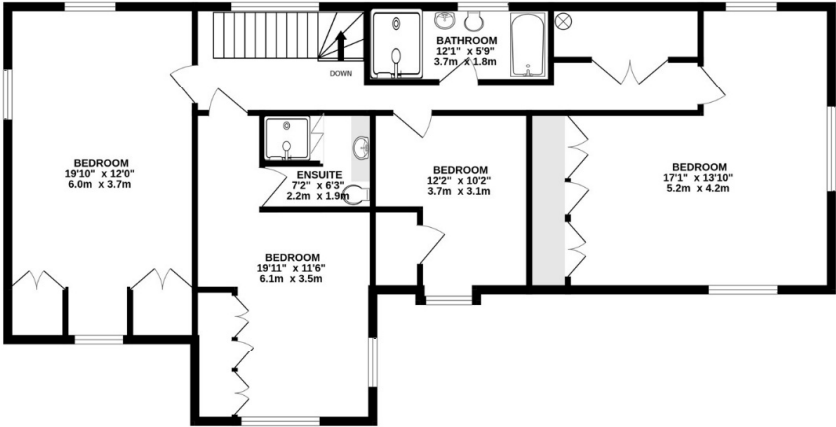
- Kitchen/dining room
- Two sitting rooms
- Two reception rooms
- Entrance hall & Utility room
- Four double bedrooms one with ensuite
- Family bathroom
- Gardens, garage and driveway parking.
- EPC Band D
- Council Tax G
- Double glazing
- Oil central heating & mains drainage
- Ultrafast Broadband available.
- O2 inside likely outside likely.
- EE inside likely outside likely.
- Three inside likely outside likely.
- Vodafone inside likely outside variable.



GROUND FLOOR
1405 sq.ft. (130.5 sq.m.) approx.



1ST FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



TOTAL FLOOR AREA : 2465sq.ft. (229.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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